1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED		
5	NORTHWEST TERRITORY SHORT-FORM PD-C, LOCATED ON THE		
6	NORTHEAST CORNER OF CANTRELL ROAD AND THE DIVIDE		
7	PARKWAY (Z-5099-H), LITTLE ROCK, ARKANSAS, AMENDING THE		
8	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
9	ARKANSAS; AND FOR OTHER PURPOSES.		
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11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
12	ARKANSAS.		
13	Section 1. That the zoning classification of the following described property be changed from R-2,		
14	Single-Family District, to PD-C, Planned Development - Commercial:		
15	Z-5099-F: Starting at the intersection of the east line of the SW 1/4 NE 1/4 of Section		
16	15, with north line of the S $^{1}/_{2}$ S $^{1}/_{2}$ thereof; thence N88°00'32"W, 234.13 feet; thence		
17	southerly along the arc of a 925.37-foot radius curve to the left, a chord bearing and		
18	distance of S01°32'18"E, 92.28 feet; thence S04°23'47"E, 106.42 feet; thence		
19	S85°36'13"W, 4.00 feet to the point of beginning; thence S04°23'47"E, 20.12 feet;		
20	thence southeasterly along the arc of a 14.00-foot radius curve to the left, a chord		
21	bearing and distance of S46°32'12"E, 18.79 feet; thence S88°40'36"E 16.06 feet;		
22	thence S01°19'24"W, 6.00 feet; thence N88°40'36"W, 30.13 feet; thence		
23	N04°23'47"W, 38.62 feet; thence N85°36'13"E, 2.00 feet to the point of beginning.		
24	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
25	Rock Planning Commission.		
26	Section 3. That the change in zoning classification contemplated for Northwest Territory Short-Form		
27	PD-C, located on the northeast corner of Cantrell Road and The Divide Parkway (Z-5099-H), is conditioned		
28	upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e		
29	of the Code of Ordinances.		
30	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
31	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
32	Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary		
33	to affect and designate the change provided for in Section 1 hereof.		

1	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
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3	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
4	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
5	ordinance.		
6	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
7	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
8	PASSED: August 15, 2017		
9	ATTEST:	APPROVED:	
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12	Susan Langley, City Clerk	Mark Stodola, Mayor	
13	APPROVED AS TO LEGAL FORM:		
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15 16	Thomas M. Carpenter, City Attorney		
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