1	ORDINANCE NO
2	
3	AN ORDINANCE TO REPEAL ORDINANCE NO. 19,995 (JULY 15, 2008),
4	TITLED ROWAN VILLAGE LONG-FORM PCD, LOCATED ON THE
5	EAST SIDE OF SOUTH SHACKLEFORD ROAD IN THE 2700 BLOCK
6	(Z-8262-C), AND REVOKING A PLANNED ZONING DISTRICT; AND
7	FOR OTHER PURPOSES.
8	
9	WHEREAS, Ordinance No. 19,995 was passed on July 15, 2008, establishing a PZD, Planned Zoning
10	District, titled Rowan Village Long-Form PCD (Z-8262-B); and
11	WHEREAS, the mixed-use development approved for Rowan Village Long-Form PCD (Z-8262-B) is
12	no longer a viable project and the owner of the subject property has requested the repeal of the PZD
13	ordinance and restoration of the zoning classification as previously existed; and
14	WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for Rowar
15	Village Long-Form PCD (Z-8262-C) at their July 20, 2017, public hearing and voted 9 ayes, 0 nays and 2
16	absent to forward the revocation request to the Little Rock Board of Directors for final action.
17	NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
18	OF LITTLE ROCK, ARKANSAS.
19	Section 1. That Ordinance No. 19,995 is hereby repealed, removing from the Official Zoning Maj
20	the classification PCD.
21	Section 2. That the underlying MF-12, Multi-Family District, Zoning classifications be restored to the
22	property described as:
23	Z-8262-C: Part of the North ½ of the Northwest ¼ of Section 15, T-1-N, R-13-W,
24	Pulaski County, Arkansas, said tract of land also being a part of the land platted as
25	Cottage Homes Heights Subdivision in the City of Little Rock, Pulaski County,
26	Arkansas, being more particularly described as follows: Starting at the southwest
27	corner of the Northwest 1/4 Northwest 1/4 of said Section 15; thence S87°58'00''E along
28	the south line of said NW $^{1}\!4$ NW $^{1}\!4$ a distance of 97.36 feet to the east right-of-way line
29	of Shackleford Road, said point also being the point of beginning; thence along said
30	east right-of-way line along a curve to the right having a radius of
31	282.5 feet, an arc distance of 183.19 feet and a chord bearing and distance of
32	N17°54'04"W 180.0 feet; thence N01°19'22"E along said east right-of-way line a
33	distance of 723.01 feet; thence S85°58'48"E a distance of 52.76 feet; thence along a

1	curve to the right having a radius of 401.08 feet, an arc distance of 211.01 feet and a
2	chord bearing and distance of S71°13'25"E 208.59 feet; thence S57°09'11"E a distance
3	of 209.87 feet; thence along a curve to the left having a radius of
4	358.72 feet, an arc distance of 179.09 feet and a chord bearing and distance of
5	S73°40'42"E 177.23 feet; thence S87°12'24"E a distance of 371.54 feet; thence along
6	a curve to the right having a radius of 353.86 feet an arc distance of 143.74 feet and a
7	chord bearing and distance of S75°36'18"E 142.76 feet; thence along a curve to the
8	left having a radius of 293.86 feet, an arc distance of 119.02 feet and a chord bearing
9	and distance of S75°33'12"E 118.20 feet; thence S87°42'57"E a distance of 94.09 feet;
10	thence along a curve to the left having a radius of 320.98 feet, an arc distance of 18.54
11	feet and a chord bearing and distance of S89°25'17"E 18.54 feet to a point on the
12	northerly right-of-way line of Aldersgate Road as shown on the plat of Tract 5,
13	Ecumenical Retirement Center Addition (Plat E-836); thence S02°22'40"W along the
14	west line of said Tract 5, Ecumenical Retirement Center Addition a distance of 616.91
15	feet to the southwest corner of said Tract 5; thence N89°01'03"W along the south line
16	of said NW 1/4 NW 1/4 a distance of 68.69 feet; thence N87°58'00"W along the south
17	line of said Cottage Homes Heights Subdivision (Plat Book 1, Page 97) a distance of
18	1200.26 feet to the point of beginning, containing 955,961 square-feet, or 21.946 acres,
19	more or less.
20	Section 3. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
21	Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary
22	to affect and designate the change provided for in Sections 1 and 2 hereof.
23	Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
24	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
25	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
26	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
27	ordinance.
28	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
29	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
30	PASSED: August 15, 2017
31	ATTEST: APPROVED:
32	

Mark Stodola, Mayor

33

34

Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM: 1 2 3 4 **Thomas M. Carpenter, City Attorney** 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // 13 // // 14 15 // // 16 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // // 31 32 // 33 //

34

//