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#### Abstract

AN ORDINANCE TO REPEAL ORDINANCE NO. 19,995 (JULY 15, 2008), TITLED ROWAN VILLAGE LONG-FORM PCD, LOCATED ON THE EAST SIDE OF SOUTH SHACKLEFORD ROAD IN THE 2700 BLOCK (Z-8262-C), AND REVOKING A PLANNED ZONING DISTRICT; AND FOR OTHER PURPOSES.


WHEREAS, Ordinance No. 19,995 was passed on July 15, 2008, establishing a PZD, Planned Zoning District, titled Rowan Village Long-Form PCD (Z-8262-B); and

WHEREAS, the mixed-use development approved for Rowan Village Long-Form PCD (Z-8262-B) is no longer a viable project and the owner of the subject property has requested the repeal of the PZD ordinance and restoration of the zoning classification as previously existed; and

WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for Rowan Village Long-Form PCD (Z-8262-C) at their July 20, 2017, public hearing and voted 9 ayes, 0 nays and 2 absent to forward the revocation request to the Little Rock Board of Directors for final action.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That Ordinance No. 19,995 is hereby repealed, removing from the Official Zoning Map the classification PCD.

Section 2. That the underlying MF-12, Multi-Family District, Zoning classifications be restored to the property described as:

Z-8262-C: Part of the North $1 / 2$ of the Northwest $1 / 4$ of Section 15, T-1-N, R-13-W, Pulaski County, Arkansas, said tract of land also being a part of the land platted as Cottage Homes Heights Subdivision in the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Starting at the southwest corner of the Northwest $1 / 4$ Northwest $1 / 4$ of said Section 15; thence S87$^{\circ} 58^{\prime} 00$ "E along the south line of said NW $1 / 4 \mathrm{NW} 1 / 4$ a distance of $\mathbf{9 7 . 3 6}$ feet to the east right-of-way line of Shackleford Road, said point also being the point of beginning; thence along said east right-of-way line along a curve to the right having a radius of 282.5 feet, an arc distance of 183.19 feet and a chord bearing and distance of N17 $54^{\prime} 04$ " W 180.0 feet; thence $N 01^{\circ} 19^{\prime} 22^{\prime \prime}$ E along said east right-of-way line a distance of 723.01 feet; thence $\mathrm{SB5}^{\circ} 58^{\prime} \mathbf{4 8}$ " E a distance of 52.76 feet; thence along a
curve to the right having a radius of 401.08 feet, an arc distance of 211.01 feet and a chord bearing and distance of $\mathrm{S71}^{\circ}{ }^{\circ} 3^{\prime}{ }^{\prime} 25$ " E 208.59 feet; thence $\mathrm{S57}{ }^{\circ} 09^{\prime} 11$ "E a distance of 209.87 feet; thence along a curve to the left having a radius of 358.72 feet, an arc distance of 179.09 feet and a chord bearing and distance of
 a curve to the right having a radius of $\mathbf{3 5 3 . 8 6}$ feet an arc distance of $\mathbf{1 4 3 . 7 4}$ feet and a chord bearing and distance of $\mathrm{S}_{5}{ }^{\circ} 33^{\prime} 18$ " E 142.76 feet; thence along a curve to the left having a radius of $\mathbf{2 9 3 . 8 6}$ feet, an arc distance of $\mathbf{1 1 9 . 0 2}$ feet and a chord bearing and distance of S75 ${ }^{\circ} 33^{\prime} 12$ "E 118.20 feet; thence $S 87^{\circ} 42^{\prime} 57{ }^{\prime \prime}$ E a distance of $\mathbf{9 4 . 0 9}$ feet; thence along a curve to the left having a radius of $\mathbf{3 2 0 . 9 8}$ feet, an arc distance of $\mathbf{1 8 . 5 4}$ feet and a chord bearing and distance of S89 ${ }^{\circ} 25^{\prime} 17^{\prime \prime}$ E 18.54 feet to a point on the northerly right-of-way line of Aldersgate Road as shown on the plat of Tract 5, Ecumenical Retirement Center Addition (Plat E-836); thence S02²2’40"W along the west line of said Tract 5, Ecumenical Retirement Center Addition a distance of 616.91 feet to the southwest corner of said Tract 5 ; thence $\mathrm{N} 89^{\circ} 01^{\prime} 03^{\prime \prime} \mathrm{W}$ along the south line of said NW $1 / 4 \mathrm{NW}^{1 / 4}$ a distance of $\mathbf{6 8 . 6 9}$ feet; thence $\mathrm{N} 87^{\circ} 58^{\prime} 00^{\prime \prime} \mathrm{W}$ along the south line of said Cottage Homes Heights Subdivision (Plat Book 1, Page 97) a distance of 1200.26 feet to the point of beginning, containing 955,961 square-feet, or 21.946 acres, more or less.

Section 3. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Sections 1 and 2 hereof.

Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
PASSED: August 15, 2017
ATTEST:

## APPROVED:

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