1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING		
4	DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL		
5	DISTRICT TITLED GULLEY SHORT-FORM PD-C, LOCATED AT 23721		
6	HIGHWAY 10 (Z-9227), PULASKI COUNTY, ARKANSAS, AMENDING		
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
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10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK		
11	ARKANSAS.		
12	Section 1. That the zoning classification of the following described property be changed from R-2		
13	Single-Family District, to PD-C, Planned Development - Commercial:		
14	Z-9227: Being a part of the NW 1/4 of the SW 1/4 of Section 8, T2N-R-14W, Pulaski		
15	County, Arkansas, being more particularly described as follows: Commencing a the		
16	southwest corner of the NW $^{1}\!\!/_{4}$ SW $^{1}\!\!/_{4}$; thence N90°00'00"E, 445.0 feet along the south		
17	line of the NW $^{1}\!\!/_{4}$ SW $^{1}\!\!/_{4}$ to an iron pin; thence N01°19'00''W, 272.84 feet to a 5/8-inch		
18	rebar for the point of beginning; thence N01°19'00"W 117.16 feet to an iron pin;		
19	thence N86°27'00"E, 75.21 feet to an iron pin; thence N26°10'00"E, 526.32 feet to a		
20	5/8-inch rebar on the southerly right-of-way line of Highway 10; thence S88°33'46"E,		
21	390.0 feet along the southerly right-of-way line of Highway 10 to a 5/8-inch rebar;		
22	thence S23°15'24"E, 425.32 feet to a 5/8-inch rebar; thence N90°00'00"W, 469.29 feet		
23	to the point of beginning, containing 5.12 acres, more or less, reserving, a road and		
24	utility easement, thirty (30) feet wide; fifteen (15) feet on either side of a centerline		
25	described as follows: beginning at a point on the southerly right-of-way line of		
26	Highway 10 that is S58°33'48"E, 62.00 feet of the northwest corner of the above		
27	described tract; thence S47°23'45"W, 111.68 feet along the said centerline; thence		
28	S25°09'01"W, 459.86 feet along the said centerline; thence S09°55'19"W, 71.03 feet		
29	to the point of termination of said easement.		
30	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
31	Rock Planning Commission.		
32	Section 3. That the change in zoning classification contemplated for Gulley Short-Form PD-C		
33	located at 23721 Highway 10 (Z-9227), is conditioned upon obtaining final plan approval within the time		

specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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1	Section 4. That this ordinance shall no	take effect and be in full force until the final plan approval.	
2	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
3	Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary		
4	to affect and designate the change provided for in Section 1 hereof.		
5	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
6	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
7	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
8	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
9	ordinance.		
10	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
11	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: August 15, 2017		
13	ATTEST:	APPROVED:	
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16	Susan Langley, City Clerk	Mark Stodola, Mayor	
17	APPROVED AS TO LEGAL FORM:		
18 19			
20	Thomas M. Carpenter, City Attorney	<u> </u>	
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