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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED ARKANSAS
CHILDREN'S HOSPITAL PEDIATRIC CLINIC SHORT-FORM POD,
LOCATED ON THE EAST SIDE OF THE 9000 BLOCK OF DAILEY
DRIVE (Z-8764-A), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

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

Section 1. That the zoning classification of the following described property be changed from R-2, Single-Family District, to POD, Planned Office Development:

(Z-8764-A): A part of the north half of the Northwest Quarter of Section 1, Township 1 South, Range 13 West, Pulaski County Arkansas more particularly described as follows: Commencing from the SE corner of the north half of the Northwest Quarter of Section 1, T-1-S, R-13-W; thence N86°50'09"W a distance of 234.85 feet to a found one (1)-inch pinched pipe; thence N03°18'10'E, a distance of 200.48 feet to a found one (1)-inch pipe; thence N87°39'30"W, a distance of 138.95 feet to a set ½-inch rebar with cap 1404; thence N04°26'27"E, a distance of 161.09 feet to a set ½-inch rebar with cap 1401; thence N03°49'24"E a distance of 360.78 feet to a set ½-inch rebar with cap 1401; thence S87°08'27"E, a distance of 355.73 feet to a found ½-inch rebar; thence S02°23'00"W a distance of 722.20 feet to the point of beginning containing 235.673 square feet or 5.41-acre, more or less. Less and Except A part of the northhalf of the Northwest Quarter of Section 1, Township-1-South, Range-13-West, Pulaski County, Arkansas more particularly described as follows: Commencing from the Southeast corner of the north-half of the Northwest Quarter of Section 1, T-1-S, R-13-W; thence, N86°50'09"W, a distance of 141.43 feet to a set ½-inch rebar with cap 1401; thence, N86°50'09"W, a distance of 234.85 feet to a found one (1)-inch pinched pipe; thence, N03°18'06"E, a distance of 200.48 feet to a found one (1)-inch pipe; thence, N87°39'38''E, a distance of 138.95 feet to a set ½-inch rebar with cap 1401; thence, N04°26'27"E, a distance of 161.09 feet to a set ½-inch rebar with cap

1	1401 said point being the point of beginning; thence, N03°49'24"E, a distance of				
2	360.78 feet to a set ½-inch rebar with cap 1401; thence, S87°08'27"E, a distance of				
3	360.75 feet to a found $\frac{1}{2}$ -inch rebar; thence, S02°23'00''W, a distance of 360.75 feet to				
4	a set 1/2-inch rebar with cap 1401; thence, N87°08'24"W a distance of 364.80 feet to				
5	the point of beginning containing 129,959.37 square-feet or 2.98 acres, more or less.				
6	Section 2. That the preliminary site development plan/plat be approved as recommended by the Litt				
7	Rock Planning Commission.				
8	Section 3. That the change in zoning classification contemplated Arkansas Children's Hospita				
9	Pediatric Clinic Short-Form POD, located on the east side of 9000 Block of Dailey Drive (Z-8764-A), is				
10	conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section				
11	36-454 (e) of the Code of Ordinances.				
12	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.				
13	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,				
14	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary				
15	to affect and designate the change provided for in Section 1 hereof.				
16	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or				
17	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or				
18	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and				
19	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the				
20	ordinance.				
21	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
22	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
23	PASSED: August 16, 2016				
24	ATTEST: APPROVED:				
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27	Susan Langley, City Clerk Mark Stodola, Mayor				
28	APPROVED AS TO LEGAL FORM:				
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30 31	Thomas M. Carpenter, City Attorney				
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