ORDINANCE NO.

AN ORDINANCE TO REPEAL ORDINANCE NO. 19,720 (APRIL 3, 2007), TITLED PINNACLE AT MAUMELLE LONG-FORM CONCEPTUAL PCD, AND TO REVOKE A PLANNED ZONING DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No. 19,720 was passed on April 3, 2007, establishing a PZD, Planned Zoning District, titled Pinnacle at Maumelle Long-Form Conceptual PCD; and,

WHEREAS, the multi-lot development approved for Pinnacle at Maumelle Long-Form Conceptual PCD 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 the Pinnacle at Maumelle Long-form Conceptual PCD at their August 11, 2016, 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 That Ordinance No. 19,720 is hereby repealed, removing from the Official Zoning Map the classification of PCD.

Section 2. That the underlying R-2, Single-Family District, zoning classification is restored to the property described as:

Z-8170-D: A part of the SW ¼ of Section 6, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as follows: Commencing at the southeast corner of the SW ¼ of Section 6, T-2-N, R-14-W, a point which lays N00º02’49”W, 20.0 feet from a found ½” rebar in Pleasant Grove Road; thence S89º58’51”W, 587.26 feet to the point of beginning, a found ½-inch rebar which lays 0.16 feet north of the south line of the SW ¼; thence N89º48’26”W, 551.86 feet to a set ½-inch rebar on the north right-of-way line of Arkansas Highway 10; thence along said right-of-way line N65º26’13”W, 123.03 feet to a point which is the southwest corner of the recorded Tract 1; thence continuing N65º26’13”W, 277.0 feet along the north right-of-way line to a found ½-inch rebar; thence leaving the north right-of-way of Highway 10 N14º29’33”E, 308.9 feet to a fond ½-inch rebar; thence N82º44’40”W, 116.57 feet to a found ½-inch rebar; thence N17º41’13”E, 1273.20 feet to a point in the centerline of
Nowlin Creek, passing at 1247.69 feet a set ½-inch rebar on the south bank of Nowlin Creek; thence along the centerline of Nowlin Creek as mapped in June 1997, the following courses and distances: N88º54’44”E, 131.37 feet to a point; thence N46º27’04”E, 83.20 feet to a point; thence S88º26’04”E, 129.34 feet to a point; thence S47º18’21”E, 126.89 feet to a point at the intersection of the centerline of two (2) branches of Nowlin Creek, said point being a the northwest corner of the record Tract 1; thence continuing along, the centerline of Nowlin Creek S46º51’51”E, 22.07 feet to a point; thence S19º22’27”E 142.19 feet; thence S39º00’31”E, 326.55 feet to a point; thence S51º49’57”E, 180.46 feet to a point; thence S45º25’42”E, 181.09 feet to a point; thence S53º59’36”E, 66.65 feet to a point on the east line of the SW ¼ of Section 6; thence leaving the centerline of Nowlin Creek S00º02’52”E, 296.47 feet along the east line of the SW ¼, Passing at 38.7 feet a set ½” rebar on the south bank of Nowlin Creek, to a found ½” rebar; thence leaving the east line of the SW ¼ N78º01’19”W, 540.54 feet to a found ½” rebar; thence S05º00’00”W, 665.93 feet to the point of beginning, enclosing an area of 37.562 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: September 6, 2016

ATTEST: APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney