ORDINANCE NO. __________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED OFFICE DEVELOPMENT, TITLED LYON COLLEGE REVISED POD, LOCATED AT ONE WORLD AVENUE (Z-7381-B), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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 POD, Planned Office Development, to Revised POD:

Z-7381-B: DESCRIBED AS A PART OF RUSSELL’S ADDITION, WIGGIN'S & YONLEY ADDITION, LOT 11, POPE’S 1000 ACRE GRANT, AND FLETCHER AND CLARK ADDITION, ALL IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T-1-N, R-12-W; THENCE S87°57’52”E, 62.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JOHN STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, S02°02’08”W, 417.63 FEET; TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 4TH STREET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, S84°54’44”E, 44.84 FEET; THENCE S01°37’27”W, 275.19 FEET; THENCE N46°52’42”W, 74.14 FEET; THENCE N85°56’22”W, 247.74 FEET; THENCE S50°47’22”W, 68.17 FEET; THENCE N85°56’26”W, 198.81 FEET; THENCE N86°56’21 ”W, 78.06 FEET; THENCE N88°47’08”W, 227.81 FEET; THENCE N88°48’54”W, 52.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WORLD AVENUE; THENCE N00°46’02”E, 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF WORLD AVENUE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY N89°10’09”W, 345.69 FEET; THENCE ALONG THE ARC OF A 245.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N70°51'17''W,
154.15 FEET; THENCE N00°46'56"E, 2.62 FEET; THENCE ALONG THE ARC OF
A 245.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD
BEARING AND DISTANCE OF N38°41'39"W, 117.03 FEET; THENCE
N58°35'06"E, 308.12 FEET; THENCE ALONG THE ARC OF A 386.76-FOOT
RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND
DISTANCE OF N13°23'33"W, 163.31 FEET TO A POINT ON THE SOUTH
RIGHT-OF-WAY OF EAST 3RD STREET; THENCE CONTINUING ALONG SAID
SOUTH RIGHT-OF-WAY N88°44'22"W, 57.75 FT.; THENCE N37°30'45"E, 75.25
FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 3RD STREET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY S88°39'03"E,
186.94 FEET; THENCE ALONG THE ARC OF A 57.17-FOOT RADIUS CURVE
TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF
N75°55'27"E, 92.46 FEET; THENCE N52°01'12"E, 529.98 FEET TO A POINT ON
THE NORTH RIGHT-OF-WAY OF EAST 2ND STREET; THENCE CONTINUING
ALONG SAID NORTH RIGHT OF WAY, S87°54'01"E, 90.24 FEET; THENCE
N00°24'20"E, 274.03 FEET; THENCE S88°38'58"E, 327.72 FEET; THENCE
N88°44'21"E, 72.26 FEET; THENCE S89°50'15"E, 48.87 FEET; THENCE
S02°21'00"E, 265.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF
EAST 2ND STREET; THENCE S10°09'05"E, 47.81 FEET TO A POINT ON THE
EAST RIGHT-OF-WAY OF JOHN STREET; THENCE CONTINUING ALONG
SAID EAST RIGHT OF WAY, S02°02'08"W, 211.50 FEET; TO THE POINT OF
BEGINNING, CONTAINING 1,121,262 SQUARE-FEET OR 25.74 ACRES, MORE
OR LESS.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
Planning Commission.

Section 3. That the change in zoning classification contemplated for Lyon College – Revised POD,
located at One World Avenue (Z-7381-B), 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.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

Section 5. 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 Section 1 hereof.

Section 6. 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

[Page 2 of 3]
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 7. 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: October 17, 2023

ATTEST:                                               APPROVED:

_________________________________________________  _______________________________
Susan Langley, City Clerk                              Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

[Page 3 of 3]