ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED MID-TOWN AT FAIR PARK REVISED SHORT-FORM PCD, LOCATED ON THE SOUTHWEST CORNER OF INTERSTATE 630 AND FAIR PARK BOULEVARD (Z-8472-C), 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 revised PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development:

**Z-8472-C**: All of Block 3 all of Block 4, and part of the alleys and street rights-of-way vacated by the City of Little Rock Ordinance No. 20,151, all in Perry Heights Addition to the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Beginning the northwest corner of Lot 2, Mid-Town at Fair Park Addition; thence North \(87^\circ 16'05''\) West, 131.99 feet; thence along a curve to the left having a radius of 50.0 feet, an arc distance of 29.36 feet and a chord bearing and distance of North \(32^\circ 58'23''\) East, 28.94 feet; thence North \(87^\circ 16'05''\) West, 31.33 feet; thence North \(00^\circ 51'32''\) East, 59.21 feet; thence along a curve to the left having a radius of 50.00 feet, an arc distance of 29.35 feet and a chord bearing and distance of North \(82^\circ 10'00''\) West, 22.16 feet; thence North \(00^\circ 51'32''\) East, 180.0 feet and a chord bearing and distance of North \(82^\circ 10'00''\) West, 22.16 feet; thence North \(00^\circ 51'32''\) East, 180.0 feet to a point on the southerly right-of-way line of Interstate Highway No. 630; thence along said right-of-way line, North \(75^\circ 06'28''\) East, 81.49 feet; thence continuing along said right-of-way line, North \(75^\circ 08'28''\) East, 81.49 feet; thence continuing along said right-of-way line, South \(88^\circ 39'59''\) East, 283.51 feet; thence continuing along said right-of-way line South \(85^\circ 37'57''\) East, 257.34 feet; thence continuing along said right-of-way line, South \(24^\circ 37'18''\) East, 40.81 feet; thence continuing along said right-of-way line, South \(04^\circ 33'16''\) West, 43.61 feet; thence continuing along said right-of-way line, South \(88^\circ 32'27''\) East, 0.71 feet to a point of the west right-of-way line of Fair Park Boulevard; thence along said

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right-of-way line, South 00°26'02" East, 92.00 feet; thence continuing along said right-of-way line, South 01°25'34" West, 63.02 feet; thence continuing along said right-of-way line on a curve to the right having a radius of 25.0 feet, an arc distance of 39.84 feet and a chord bearing and distance of South 47°04'39" West, 35.76 feet; thence North 87°16'05" West, 170.07 feet; thence along a curve to the left having a radius of 130.0 feet, an arc distance of 130.98 feet and a chord bearing and distance of South 63°52'04" West, 125.51 feet; thence North 41°39'14" West, 42.08 feet; thence North 87°16'05" West, 129.38 feet to the point of beginning, containing 4.039 acres, more or less.

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

Section 3. That the change in zoning classification contemplated for Mid-town at Fair Park Revised Short-Form PCD, located on the southwest corner of Interstate 630 and Fair Park Boulevard (Z-8472-C), 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 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: November 15, 2016

ATTEST:  

APPROVED:

_____________________________________  _____________________________________

Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney