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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT, TITLED THE MIDDLE PCD, LOCATED AT THE SOUTHEAST CORNER OF CANTRELL ROAD AND NORTH RODNEY PARHAM ROAD (Z-9716), 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 O-2, Office and Institutional District, to PCD, Planned Commercial Development:

Z-9716: **DESCRIBED AS PARCEL I - LOT 1, BLOCK 1, PLEASANT VALLEY OFFICE PARK, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING FORMERLY KNOWN AS VERIZON WIRELESS OFFICE PARK, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NUMBER NO. 2010030766, IN THE RECORDS OF PULASKI COUNTY, ARKANSAS. LESS AND EXCEPT PART CONVEYED TO ARKANSAS STATE HIGHWAY COMMISSION IN TRUSTEE WARRANTY DEED FULLY CONTROLLED ACCESS DATED DECEMBER 13, 2019, EXECUTED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS, A PUBLIC INSTITUTION OF HIGHER EDUCATION, FILED FOR RECORD JANUARY 9, 2020, AS INSTRUMENT NO. 2020001861, IN THE RECORDS OF PULASKI COUNTY, ARKANSAS.**

PARCEL II: **PART OF THE SE1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, KNOWN AS PLEASANT VALLEY OFFICE PARK (UNRECORDED) LOTS 2, 3 AND 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE ¼; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 80.0 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 374.39 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 414.96 FEET TO A ½-INCH REBAR WCAP KITTER PLS 658;**

1 **THENCE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 157.89 FEET**
2 **TO A 5/8-INCH REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE**
3 **ALONG THE SOUTH RIGHT-OF-WAY OF KENT ROAD NORTH 88 DEGREES**
4 **27 MINUTES 41 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING;**
5 **THENCE CONTINUE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST**
6 **315.87 FEET ALONG THE NORTHERLY LINE OF SYSTEMATICS, INC., TO A**
7 **½-INCH REBAR; THENCE NORTH 70 DEGREES 37 MINUTES 28 SECONDS**
8 **WEST 649.96 FEET; TO A 5/8-INCH REBAR W/CAP RODNEY YOUNG AR PLS**
9 **1510; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ALONG**
10 **THE NORTHEASTERLY PROPERTY LINE OF THE SYSTEMATICS, INC.,**
11 **AND THE SOUTHWESTERLY PROPERTY LINE ALLTEL, LLC, NORTH 44**
12 **DEGREES 27 MINUTES 06 SECONDS WEST 251.00 FEET TO A 5/8-INCH**
13 **REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE NORTH 46**
14 **DEGREES 38 MINUTES 51 SECONDS EAST 18.00 FEET; TO A 5/8-INCH REBAR**
15 **W/CAP RODNEY YOUNG AR PLS 1510; THENCE NORTH 43 DEGREES 26**
16 **MINUTES 57 SECONDS WEST 10.02 FEET; TO A 5/8-INCH REBAR W/CAP**
17 **RODNEY YOUNG AR PLS 1510; THENCE CONTINUING ALONG THE EAST**
18 **RIGHT-OF-WAY LINE OF NORTH RODNEY PARHAM ROAD, THENCE**
19 **NORTH 45 DEGREES 34 MINUTES 10 SECONDS EAST 171.99 FEET; THENCE**
20 **36.63 FEET ALONG THE ARC OF A TWENTY-FIVE (25) FEET RADIUS CURVE**
21 **TO THE RIGHT, SAID ARC HAVING A CHORD BEARING OF NORTH 87**
22 **DEGREES 08 MINUTES 28 SECONDS EAST 33.44 FEET; THENCE ALONG THE**
23 **SOUTH RIGHT-OF-WAY LINE OF ANDERSON DRIVE SOUTH 44 DEGREES**
24 **27 MINUTES 06 SECONDS EAST 112.25 FEET; THENCE 173.02 FEET ALONG**
25 **THE ARC OF A 378.77 FEET RADIUS CURVE TO THE LEFT, SAID ARC**
26 **HAVING A CHORD BEARING OF SOUTH 57 DEGREES 32 MINUTES 17**
27 **SECONDS EAST 171.52 FEET; THENCE CONTINUING ALONG ANDERSON**
28 **DRIVE SOUTH 70 DEGREES 37 MINUTES 28 SECONDS EAST 341.18 FEET;**
29 **THENCE 266.84 FEET ALONG THE ARC OF A 330.00 FEET RADIUS CURVE**
30 **TO THE LEFT, SAID ARC HAVING A CHORD BEARING OF NORTH 86**
31 **DEGREES 12 MINUTES 30 SECONDS EAST 259.63 FEET; THENCE 35.74 FEET**
32 **ALONG THE ARC OF A TWENTY-FIVE (25) FEET RADIUS CURVE TO THE**
33 **RIGHT, SAID ARC HAVING A CHORD BEARING OF SOUTH 76 DEGREES 00**
34 **MINUTES 25 SECONDS EAST 32.77 FEET; THENCE ALONG THE WEST**
35 **RIGHT OF WAY LINE OF KENT ROAD SOUTH 35 DEGREES 03 MINUTES 20**

1 **SECONDS EAST 78.25 FEET; THENCE 217.65 FEET ALONG THE ARC OF A**
2 **340.95 FEET RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD**
3 **BEARING OF SOUTH 16 DEGREES 44 MINUTES 18 SECONDS EAST 213.97**
4 **FEET; TO THE POINT OF BEGINNING.**

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

7 **Section 3.** That the change in zoning classification contemplated for The Middle PCD, located at the
8 southeast corner of Cantrell Road and North Rodney Parham Road (Z-9716), is conditioned upon obtaining
9 final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
10 Ordinances.

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

12 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
13 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
14 to affect and designate the change provided for in Section 1 hereof.

15 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
16 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
17 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
18 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
19 ordinance.

20 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
21 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

22 **PASSED: December 6, 2022**

23 **ATTEST:**

APPROVED:

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26 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

27 **APPROVED AS TO LEGAL FORM:**

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30 **Thomas M. Carpenter, City Attorney**

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