ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
HUFFSTUTLAR PROPERTY LONG-FORM PCD, LOCATED AT 10600
INTERSTATE 30 (Z-4635-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 C-3, General Commercial District, to PCD, Planned Commercial District:

Z-4635-C: Part of the fractional Northwest Quarter of the northeast quarter of Section 3, Township 1 South, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Commencing at the northwest corner of said fractional northwest quarter of the northeast quarter; thence south 01°24’18” west thirty (30) feet along the west line of said fractional northwest quarter of the northeast quarter to the south right-of-way line of Baseline Road; thence south 87°57’10” east along said south right-of-way line thirty (30) feet to a point on the east right-of-way line of Childers Road and the point of beginning; thence continuing along the south right-of-way line of Baseline Road, south 87°50’34” east 483.02 feet; thence leaving said south right-of-way line, south 01°26’29” west 838.96 feet to a point on the north right-of-way line of Interstate Route No. 30; thence along said north right-of-way line, south 66°25’22” west 532.25 feet to a point on the east right-of-way line of Childers Road; thence along said east right-of-way line north 01°24’18” east 1,070.09 feet to the point of beginning containing 10.58 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 Huffstutlar Property Long-Form PCD, located at 10600 Interstate 30 (Z-4635-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: February 2, 2016

ATTEST: ________________________________  APPROVED: ________________________________

Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney