ORDINANCE NO. _____________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED PARKER LEXUS SHACKLEFORD WEST LONG-FORM PCD, LOCATED ON THE NORTHWEST CORNER OF SHACKLEFORD WEST BOULEVARD AND SHACKLEFORD ROAD (Z-6526-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 OS, Open Space District, O-3, General Office District, and C-2, Shopping Center District, to PCD, Planned Commercial Development:

Z-6526-C: PART OF SECTION 9, T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1R, MID-TOWNE DEVELOPMENT, LITTLE ROCK, PULASKI COUNTY, ARKANSAS; ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SHACKLEFORD WEST BLVD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: N74°15'39"W, 18.35 FEET; THENCE N71°39'43"W, 178.43 FEET; THENCE ALONG A 632.88 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S88°16'58"W, 434.10 FEET; THENCE S68°18'05"W, 75.06 FEET TO THE EAST LINE OF THE LITTLE ROCK FBI PROPERTY; THENCE N21°46'22"W ALONG SAID EAST LINE, 595.71 FEET; THENCE S89°04'41"E, 297.03 FEET TO THE SOUTHWESTERLY PROPERTY LINE OF THE ROSE HILL NAZARENE CHURCH; THENCE S27°54'54"E ALONG SAID PROPERTY LINE 254.23 FEET; THENCE S14°38'24"E, 52.12 FEET; THENCE S87°47'03"E, 493.04 FEET TO A POINT ON THE WEST LINE OF LOT 1, HAMPTON INN ADDITION, LITTLE ROCK, ARKANSAS; THENCE S02°07'46"W ALONG SAID WEST LINE OF LOT 1 AND CONTINUING ALONG THE WEST LINE OF LOT 1R, MID-TOWNE
DEVELOPMENT, 274.84 FEET TO THE POINT OF BEGINNING, CONTAINING 269,426 SQUARE-FEET, OR 6.1851 ACRES, MORE OR LESS.

SECTION 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission and including the following conditions:

1. Parker-Lexus PCD is to maintain a fifteen (15)-foot wide strip along the west property line. Clearing is required within this strip including the removal of all trees and undergrowth. The area will be replanted with grass or ground cover. In the future the area will be kept free of undergrowth and/or trees.

2. There are to be no retaining walls constructed within this fifteen (15)-foot wide strip along the western property line.

3. In a landscape strip, east and adjacent to the fifteen (15)-foot wide strip described in #1 above, any trees planted are to be of a variety and species that when mature the branches will not hang over the fifteen (15)-foot wide strip to an extent that would allow the tree and/or branches to be used to scale the adjacent property owners fence which is located on the common property line.

4. When the landscape plans for the western boundary of the Parker-Lexus PCD are prepared they will be submitted to the adjacent property owner for review and comment prior to approval by the City and the issuance of permits to confirm that the landscape plan complies with the intent of 1, 2 and 3 above.

5. No storm runoff will be diverted to the adjacent property to the west of the Parker-Lexus development by the construction of improvements or grading related to the development of the Parker-Lexus PCD property.

6. Storm drainage will be constructed by the applicant to insure that existing drainage courses on the adjacent property to the west are not impacted.

SECTION 3. That the change in zoning classification contemplated for Parker Lexus Shackleford West Long-Form PCD, located on the northwest corner of Shackleford West Boulevard and Shackleford Road (Z-6526-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: March 1, 2016

ATTEST: ________________________________  APPROVED: ________________________________

Susan Langley, City Clerk  Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney