ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED THE VILLAGE AT RAHLING ROAD LOT 6 REVISED PCD (Z-6323-T), LOCATED AT 16 RAHLING CIRCLE, 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:

LOT 6 (UNRECORDED), THE VILLAGE AT RAHLING ROAD: PART OF SECTION 36, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TRACT B, THE VILLAGE AT RAHLING ROAD, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, SAID CORNER LYING ON THE WEST RIGHT-OF-WAY LINE OF RAHLING CIRCLE; THENCE S09°49'16"E ALONG SAID WEST RIGHT-OF-WAY LINE, 71.50 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE ARC OF A 280.00-FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S20°44'05"E, 106.02 FT.; THENCE S31°38'53"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 294.25 FT.; THENCE N58°21'21"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE S31°38'53"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 115.70 FEET TO THE POINT BEGINNING; THENCE S31°38'53"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 175.00 FEET; THENCE S58°21'07"W, 388.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE N31°38'39"W ALONG SAID EAST RIGHT-OF-WAY LINE, 177.72 FEET; THENCE N58°45'08"E, 388.54 FEET TO THE POINT OF
BEGINNING, CONTAINING 68,521 SQUARE-FEET. OR 1.5730 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 The Village at Rahling Road Lot 6 Revised PCD (Z-6323-T), located at 16 Rahling Circle, is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of the plan.

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 3, 2015

ATTEST:               APPROVED:

___________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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