ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
LOTS 2 AND 3 THE VILLAGES AT COLONEL GLENN REVISED LONG-
FORM PCD, LOCATED ON THE NORTHWEST CORNER OF DAVID O.
DODD ROAD AND LAWSON CUTOFF (Z-6973-H), 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 PCD,
Planned Commercial Development, to Revised PCD, Planned Commercial Development:

Z-6973-H: Part of the SW ¼ NW ¼ of Section 21, T-1-N, R-13-W, Little Rock, Pulaski
County, Arkansas, more particularly described as follows: Commencing the
northwest corner of Lot 1, the Village at Colonel Glenn, Little Rock, Pulaski
County, Arkansas; thence S18°43'36"E along the west line of said Lot 1, 36.63 feet; thence
S08°51'58"E continuing along said west line, 300.15 feet to the southwest corner of
said Lot 1; thence N71°24'28"E along the south line of said Lot 1, 14.23 feet; thence
N81°08’04”E continuing along said south line extended, 174.85 feet to a point on the
westerly right-of-way of David O. Dodd Road, being 30.0 feet from the centerline
thereof; thence southwesterly along said westerly right-of-way line being the arc of a
788.51 foot radius curve to the right a chord bearing and distance of S43°27’38”W,
702.00 feet to the point of beginning; thence continuing southwesterly along said
westerly right-of-way line the following: (1) southwesterly along the arc of a 788.51-
foot radius curve to the right a chord bearing and distance of S71°05’36”W, 33.03
feet; (2) S72°17’37”W, 217.68 feet; (3) southwesterly along the arc of a 848.51-foot
radius curve to the left, a chord bearing and distance of S64°16’24” W, 236.78 feet;
(4) N33°44’50”W, 15 feet; (5) southwesterly along the arc of a 863.51-foot radius curve
to the left a chord bearing and distance of S51°30’16”W, 142.96 feet and (6)
S89°50’21”W, 42.59 feet to a point on the north right-of-way line of Church Street;
thence westerly along said north right-of-way line being the arc of a 283.73-foot radius
curve to the left, a chord bearing and distance of N71°19’36”W, 146.45 feet to a point
on the east right-of-way line of Lawson Road, being 25.0 feet from the centerline thereof; thence N36°44'48"E, along said east right-of-way line, 355.85 feet; thence S15°25'13"E, 185.73 feet; thence N38°39'42"E, 159.96 feet; thence N38°18'57"E, 122.19 feet; thence N54°19'46"W, 157.30 feet to a point on the said east right-of-way line of Lawson Road; thence northeasterly along said east right-of-way line being the arc of a 506.22 foot radius curve to the left, a chord bearing and distance of N28°23'35"E, 143.70 feet; thence S70°45'02"E, 118.08 feet; thence N05°30'29"E, 60.78 feet; thence S83°46'32"E, 175.20 feet; thence S13°56'26"E, 348.44 feet to the point of beginning containing 4.5383 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 Lots 2 and 3 The Village at Colonel Glenn Revised Long-Form PCD, located on the northwest corner of David O. Dodd Road and Lawson Cutoff (Z-6973-H), 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: April 18, 2017

ATTEST: _______________________________ APPROVED: _______________________________

Susan Langley, City Clerk Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney