ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED THE RANCH LONG-FORM PCD AND RIGHT-OF-WAY ABANDONMENT FOR PATRICK COUNTRY ROAD, LOCATED AT 18020 CANTRELL ROAD (Z-4343-GG), 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 R-2, Single-Family District, O-3, General Office District, and C-3, General Commercial District, to PCD, Planned Commercial District:

S06°12'39"W ALONG THE WEST RIGHT-OF-WAY LINE OF CHENONCEAU
BOULEVARD 187.21 FEET; THENCE SOUTHERLY AND CONTINUING
ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE ARC OF A 924.93-
FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE
OF S08°37'50"W, 78.11 FEET; THENCE S11°03'02"W AND CONTINUING
ALONG SAID WEST RIGHT-OF-WAY LINE, 423.82 FEET; THENCE
SOUTHERLY AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE
BEING THE ARC OF A 984.93-FOOT RADIUS CURVE TO THE LEFT, A
CHORD BEARING AND DISTANCE OF S06°45'02"W, 147.70 FEET; THENCE
S02°27'01"W AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE
229.48 FEET TO THE NORTHEAST CORNER OF LOT 1, TRACT E, THE
RANCH; THENCE N75°37'01"W ALONG THE NORTH LINE OF SAID LOT 1,
TRACT E, 320.46 FT. TO THE NORTHWEST CORNER THEREOF; THENCE
S18°26'17"W ALONG THE WEST LINE OF SAID LOT 1, 333.10 FEET TO A
POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE
HIGHWAY #10; THENCE N72°03'23"W ALONG SAID NORTH RIGHT-OF-
WAY LINE, 356.96 FEET; THENCE N24°28'40"W ALONG SAID NORTH
RIGHT-OF-WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 20.8569 ACRES, MORE OR LESS.

AND

LOT 1, TRACT E, THE RANCH, AN ADDITION TO THE CITY OF LITTLE
ROCK, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT
BOOK H, PAGE 26, RECORDS OF PULASKI COUNTY, ARKANSAS,
CONTAINING 111,197 SQUARE- FEET, MORE OR LESS.

AND

PART OF THE E1/3 OF THE NW1/4, SECTION 14, T-2-N, R-14-W, CITY OF
LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE
OF THE E1/3 OF THE SE1/4 NW1/4, SECTION 14, BEING THE SOUTHWEST
CORNER OF TRACT D, BLOCK 1, VALLEY RANCH SUBDIVISION, AN
ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE
S86°51'18"E ALONG THE SOUTH LINE OF SAID TRACT D, 54.70 FT. TO THE
POINT OF BEGINNING; THENCE N26°01'21"E, 151.87 FEET; THENCE
N84°15'54"E, 280.01 FEET; THENCE S86°52'51"E, 27.50 FEET; THENCE
S03°07'09"W, 33.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF PATRICK COUNTRY ROAD; THENCE N86°52'51"W ALONG SAID NORTH
RIGHT-OF-WAY LINE, 27.50 FEET TO A POINT ON THE WEST RIGHT-OF-
WAY LINE OF SAID PATRICK COUNTRY ROAD; THENCE S03°07'09"W
ALONG SAID WEST RIGHT-OF-WAY LINE, 149.65 FEET TO A POINT ON THE
EASTERNLY EXTENSION OF THE SOUTH LINE OF SAID TRACT D, BLOCK 1;
THENCE N86°51'18"W ALONG SAID SOUTH LINE, 335.78 FEET TO THE
POINT OF BEGINNING, CONTAINING 1.1382 ACRES, MORE OR LESS.

AND

NE1/4 SW1/4, SECTION 14, T-2-N, R-14-W, CITY OF LITTLE ROCK, PULASKI
COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE A POINT ON THE WEST LINE OF THE E1/3 OF THE
SE1/4 NW1/4, SECTION 14, BEING THE SOUTHWEST CORNER OF TRACT D,
BLOCK 1, VALLEY RANCH SUBDIVISION, AN ADDITION TO THE CITY OF
LITTLE ROCK, ARKANSAS; THENCE S86°51'18"E ALONG THE SOUTH LINE
OF SAID TRACT D, EXTENDED 390.48 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF PATRICK COUNTRY ROAD; THENCE S03°07'09"W
ALONG SAID WEST RIGHT-OF-WAY LINE, 878.97 FEET TO A POINT ON THE
NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10
(CANTRELL ROAD); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-
WAY LINE THE FOLLOWING: (1) SOUTHWESTERLY ALONG THE ARC OF
A 20.00-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND
DISTANCE OF S50°50'41"W, 29.60 FEET; (2) N81°25'46"W, 74.64 FEET; (3)
N72°39'18"W, 225.65 FEET AND (4) N67°15'10"W, 79.12 FEET 'TO A POINT ON
THE WEST LINE OF THE E1/3 OF THE NE1/4 SW1/4, SECTION 14; THENCE
N03°02'47"E ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE
E1/3 OF THE SE1/4 NW1/4, 809.93 FEET TO THE POINT OF BEGINNING,
CONTAINING 7.7343 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 Ranch Long-Form PCD
and Right-of-Way Abandonment for Patrick Country Road, located at 18020 Cantrell Road (Z-4343-GG),
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 5, 2016

ATTEST: APPROVED:

______________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

______________________________
Thomas M. Carpenter, City Attorney

[Page 4 of 4]