ORDINANCE NO. _______________  

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED JOE T ROBINSON REVISED LONG-FORM POD, LOCATED AT 21001 – 21501 HIGHWAY 10 (Z-7626-B), 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 POD, Planned Office Development, to Revised POD, Planned Office Development:


COMMENCING AT THE SE CORNER OF THE SE1/4 NE1/4 OF SAID SECTION 16; THENCE N 88°32'53" W ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 935.36 FEET TO THE POINT OF BEGINNING; THENCE S 01°15'58" W, A DISTANCE OF 332.11 FEET; THENCE N 83°07'35" W, A DISTANCE OF 2094.80 FEET; THENCE N 03°08'02" E, A DISTANCE OF 1797.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY NO. 10; THENCE S 61°13'02" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 356.16 FEET; THENCE S 62°17'36" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1143.49 FEET; THENCE S 65°45'20" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 267.46 FEET; THENCE S 74°42'42" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 306.76 FEET; THENCE S 78°12'45" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 116.59 FEET; THENCE S 67°56'00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 29.90 FEET; THENCE S 01°15'58" W,
A DISTANCE OF 784.64 FEET TO THE POINT OF BEGINNING, CONTAINING
66.71 ACRES (2,905,844 SQUARE FEET), MORE OR LESS.

SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
Little Rock Planning Commission and the following conditions:
1. Baseball and softball fields lighting will have light poles and fixtures that are approximately
seventy (70) feet in height (less if feasible). Light fixtures shall be directional and/or shielded
to minimize visibility and light bleed-over to adjacent properties.
2. Pulaski County Special School District (PCSSD) will limit the evening use of baseball and
softball field lighting to no later than 10:00 PM for non-school activities and will control the
lighting systems through their energy management software system.
3. The public address system speakers shall be installed near and directed towards the spectator
bleachers.
4. The limits of clearing and grading on the areas surrounding the fields will follow the
preliminary slope study that was provided to staff as supplemental informational drawings and
is included in the approved POD zoning site plan. Existing trees to remain will be protected
during the construction process.

SECTION 3. That the change in zoning classification contemplated for Joe T Robinson Revised Long-
Form POD, located at 21001 – 21501 Highway 10 (Z-7626-B) 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