

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED**
5 **CENTRAL ACQUISITIONS LLC SHORT-FORM PD-C, LOCATED AT**
6 **12620 LAWSON ROAD (Z-9304), PULASKI COUNTY, ARKANSAS,**
7 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE**
8 **ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

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10 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**
11 **ARKANSAS.**

12 **Section 1.** That the zoning classification of the following described property be changed from R-2,
13 Single-Family District, to PD-C, Planned Development - Commercial:

14 **Z-9304:** **A Tract of land being a part of the Southeast ¼ of the Northeast ¼ of Section**
15 **20 and part Southwest ¼ of the Northwest ¼ of Section 21, Township 1 North, Range**
16 **13 West, Pulaski County, Arkansas, being more particularly described as follows:**
17 **Commencing at the Quarter Section Corner between Sections 20 and 21 in Township**
18 **1 North, Range 13 West; thence North 01 Degrees 19 Minutes 02 Seconds East, on the**
19 **Section Line between Sections 20 and 21 in Township a distance of 338.95 feet to a**
20 **point on said line, said point being the point of beginning; thence leaving said line**
21 **North 46 Degrees 34 Minutes 39 Seconds West, a distance of 65.00 feet to a point,**
22 **thence North 37 Degrees 39 Minutes 08 Seconds West, a distance of 191.03 feet to a**
23 **point; thence North 53 Degrees 29 Minutes 07 Seconds East, a distance of 211.80 feet**
24 **to a point; thence South 38 Degrees 14 Minutes 57 Seconds East, a distance of 135.31**
25 **feet to a point; thence South 38 Degrees 03 Minutes 20 Seconds West, a distance of**
26 **86.01 feet to a point; thence South 43 Degrees 53 Minutes 08 Seconds East, a distance**
27 **of 177.90 feet to a point, said point being 20.4 feet northwesterly from the centerline**
28 **of Lawson Road; thence South 37 Degrees 53 Minutes 30 Seconds West, a distance of**
29 **125.18 feet to a point, said point being 23.8 feet northeasterly from the said centerline;**
30 **thence North 46 Degrees 34 Minutes 39 Seconds West, a distance of 114.98 feet back**
31 **to the point of beginning, said Tract containing 57,784 square-feet or 1.327 acres,**
32 **more or less.**

33 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
34 Rock Planning Commission.

1 **Section 3.** That the change in zoning classification contemplated for Central Acquisitions LLC Short-
2 Form PD-C, located at 12620 Lawson Road (Z-9304), is conditioned upon obtaining final plan approval
3 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

4 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

5 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
6 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
7 to affect and designate the change provided for in Section 1 hereof.

8 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
9 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
10 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
11 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
12 ordinance.

13 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
14 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

15 **PASSED: May 1, 2018**

16 **ATTEST:**

APPROVED:

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19 **Susan Langley, City Clerk**

Mark Stodola, Mayor

20 **APPROVED AS TO LEGAL FORM:**

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23 **Thomas M. Carpenter, City Attorney**

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