ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A CONCEPTUAL PLANNED COMMERCIAL DISTRICT TITLED 10115 RODNEY PARHAM ROAD CONCEPTUAL PCD, LOCATED AT 10115 RODNEY PARHAM ROAD (Z-9103-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 O-3, General Office District, to Conceptual PCD, Planned Commercial District:

Z-9103-B: Described as A tract of land located in the SE 1/4 OF THE NW 1/4, Section 34, Township 2 North, Range 13 West, City of Little Rock, Pulaski County Arkansas, being more particularly described as follows: Commencing at the southeast corner of the SE 1/4 of the NW 1/4 of said Section 34, T-2-N, R-13-W; thence along the south line of said SE 1/4, NW 1/4, N 89°10'56" W 654.57 feet to a point; thence N06°13'31" W 95.97 feet to the Point of Beginning; thence continuing N06° 13'31" W 189.64 feet to the northwest corner of said tract; thence N49°02'55" E 214.75 feet to the south right-of-way line of Rodney Parham Road; thence along said south right-of-way line S48°35'05" E 233.70 feet to the northeast corner of said tract; thence S17°11'25" W 179.17 feet to the southeast corner of said tract; thence S89°14'15" W 263.97 feet to the Point of Beginning, and containing 1.82 acres, more or less.

AND

A tract of land located in the SE 1/4 OF THE NW 1/4, and the NE 1/4 OF THE SW 1/4, all in Section 34, Township 2 North, Range 13 West, City of Little Rock, Pulaski County Arkansas, being more particularly described as follows: Commencing at the southeast corner of the SE 1/4 of the NW 1/4 of said Section 34, T-2-N, R-13-W; thence along the south line of said SE 1/4, NW 1/4, N80°10'56" W 401.33 feet to the Point of Beginning; thence S17°11'25" W 7.87 feet to the southeast corner of said tract; thence S 89° 141 15" W 250.05 feet to the southwest corner of said tract; thence
N03°26'11" W 14.48 feet to a point on the south line of said SE 1/4, NW 1/4; thence
N08°13'31" W 95.97 feet to the northwest corner of said tract; thence N89°14'15" E
263.97 feet to a point; thence N17°11'25" E 179.17 feet to a point on the south right-
of-way line of Rodney Parham Road; thence along the said south right-of-way line
S48°35'05" E 32.90 feet to the northeast corner of said tract; thence S 17°11'25" W
263.71 feet to the Point of Beginning, and containing 0.80 acres, more or less.

LESS AND EXCEPT
The South 100 feet of the above described property which shall be zoned OS, Open
Space District.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
Planning Commission.

Section 3. That the change in zoning classification contemplated for 10115 Rodney Parham Road
Conceptual PCD, located at 10115 Rodney Parham Road (Z-9103-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: May 18, 2021

ATTEST:                APPROVED:

____________________________________  ____________________________________
Susan Langley, City Clerk    Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

____________________________________
Thomas M. Carpenter, City Attorney
1  //
2  //
3  //
4  //
5  //
6  //
7  //
8  //
9  //
10 //
11 //
12