ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED DASH
HEATING AND COOLING SHORT-FORM PD-O, LOCATED AT 12417
CANTRELL ROAD (Z-6060-A), 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 to PD-O, Planned Development Office District:

**Z-6060-A: Lot 1 St. Michael’s Episcopal Church Addition, Lot 1 Piedmont**
Subdivision and part of the NE ¼ Section 20, Township 2 North, Range 13 West, Little
Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning
at the northeast corner of Lot 13, Piedmont Subdivision; thence North 88°08'47"
West 191.68 feet; thence North 01°51'03" East 160.68 feet; thence North 26°22'22"
East 121.86 feet; thence continuing North 26°22'22" East 78.1 feet; thence North
68°19'24" East 4.00 feet; thence North 01°23'47" East 136.15 feet to a point on the
southerly right-of-way line of Cantrell Road (AR State Highway 10); thence along
said right-of-way line, North 87°29'19" East 86.26 feet; thence continuing along said
right-of-way line South 87°48'10" East 84.85 feet; thence continuing along said right-
of-way line South 13°52'28" West 20.68 feet; thence continuing along said right-of-
way line South 87°47'30" East 25.30 feet; thence continuing along said right-of-way
line South 88°44’31” East 11.07 feet; thence continuing along said right-of-way line
North 29°11’02” East 21.46 feet; thence continuing along said right-of-way line, North
89°08’01” East 29.50 feet; thence South 13°28’12” West 175.48 feet; thence along a
curve to the left having a radius of 132.40 feet, an arc length of 92.86 feet and a chord
which bears South 33°46’39” East 90.97 feet; thence North 51°47’29” East 21.58 feet;
thence along a curve to the left having a radius of 170.74 feet, an arc length of 44.28
feet, and a chord which bears South 58°45’16” East 44.08 feet; thence South
63°18’27” East 198.54 feet; thence South 02°00’53” West 288.48 feet; thence North
87°10'34" West 165.23 feet; thence North 87°44'31" West 229.95 feet; thence North 01°51'11" East 119.99 feet to the point of beginning containing 5.475 acre, 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 Dash Heating and Cooling Short-Form PD-O, located at 12417 Cantrell Road (Z-6060-A), 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: June 6, 2017

ATTEST: APPROVED:

___________________________________  __________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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