ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
CHENAL MARKET REVISED LONG-FORM PCD, LOCATED AT 16105
CHENAL PARKWAY (Z-6318-E), 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 Revised
PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development, District:

Z-6318-E: A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER SECTION 1 TOWNSHIP 1 NORTH, RANGE 14 WEST,
PULASKI COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT: BEGINNING AT A SET IRON PIN WHICH IS
N89°41'24"W, 291.33 FEET FROM THE SOUTHEAST CORNER OF SAID
NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND RUNNING

THENCE S57°14'51"W, 110.04 FEET TO A SET IRON PIN, THENCE
N49°40'59"W, 747.05 FEET TO A SET IRON PIN, THENCE N67°43'12"W, 160.22
FEET TO A SET IRON PIN, THENCE N89°41'24"W, 34.40 FEET TO A SET IRON
PIN, THENCE N88°17'50"W, 43.55 FEET TO A SET CHISELED “X”, THENCE
ALONG A CURVE TO THE LEFT, WITH A RADIUS OF
1,340.00 FEET AN ARC LENGTH OF 131.67 FEET AND A CHORD BEARING
AND DISTANCE OF N17°59'12"E, 131.62 FEET TO A SET CHISELED “X”,
THENCE WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF
746.20 FEET, AN ARC LENGTH OF 233.74 FEET AND A CHORD BEARING AND
DISTANCE OF N10°34'37"E, 232.79 FEET TO A SET CHISELED “X”, THENCE
N01°37'01"E, 30.64 FEET TO A SET CHISELED “X”, THENCE ALONG A
CURVE TO THE LEFT, WITH A RADIUS OF 1,340.00 FEET AN ARC LENGTH
OF 34.29 FEET AND A CHORD BEARING AND DISTANCE OF N03°13'13"E,
34.29 FEET TO A SET CHISELED “X” THENCE N02°26'14"E, 147.43 FEET TO A SET CHISELED “X” THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 93.50 FEET AN ARC LENGTH OF N06°44'56"E, 80.58 FEET TO A FOUND “X” IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 12.16 FEET AND A CHORD BEARING AND DISTANCE OF S72°27'26"E, 11.97 FEET TO A FOUND “X” IN CONCRETE, THENCE S89°40'20"E, 178.04 FEET TO A SET CHISELED “X”, THENCE S89°40'20"E, 194.67 FEET TO A FOUND “X” IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AN ARC LENGTH OF 47.29 FEET AND A CHORD BEARING AND DISTANCE OF N45°23'23"E, 42.54 FEET TO A SET CHISELED “X”, THENCE N00°22'00"E, 143.66 FEET TO A FOUND “X” IN CONCRETE, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 100.00 FEET AN ARC LENGTH OF 23.12 FEET AND A CHORD BEARING AND DISTANCE OF N06°42'17"E, 23.07 FEET TO A FOUND “X” IN CONCRETE, THENCE N11°19'51"E, 1.50 FEET TO A FOUND “X” IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AN ARC LENGTH OF 10.33 FEET AND A CHORD BEARING AND DISTANCE OF N03°52'48"E, 10.28 FEET TO A FOUND PK NAIL, THENCE S74°23'47"E, 33.15 FEET TO A SET CHISELED “X”, THENCE N16°15'14"E, 9.99 FEET TO A SET CHISELED “X”, THENCE S74°05'58"E, 535.58 FEET TO A SET CHISELED “X”, THENCE S00°22'06"W, 378.06 FEET TO A FOUND PK NAIL, THENCE N89°50'48"W, 40.63 FEET TO A SET CHISELED “X”, THENCE S00°18'47"W, 337.83 FEET TO A SET IRON PIN, THENCE S89°41'24"W, 39.46 FEET TO THE POINT OF BEGINNING CONTAINING 17.62 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD.

LESS AND EXCEPT

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY WHICH IS HEREBY ZONED OS, OPEN SPACE DISTRICT.

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 Chenal Market Revised Long-Form PCD, located at 16105 Chenal Parkway (Z-6318-E), 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:

________________________________________
Thomas M. Carpenter, City Attorney

//
//
//
//
//
//
//
//
//
//
//
//
//
//