ORDINANCE NO. ____________

AN ORDINANCE TO REPEAL ORDINANCE NO. 20,911 (AUGUST 5, 2014) TITLED ISLAMIC CENTER LONG-FORM PCD, LOCATED BETWEEN 40TH STREET AND COLONEL GLENN ROAD, ON THE WEST SIDE OF WHITFIELD STREET (Z-2502-C), IN THE CITY OF LITTLE ROCK, ARKANSAS, AND REVOKING A PLANNED ZONING DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No. 20,911 was passed on August 5, 2014, establishing a PZD, Planned Zoning District, titled Islamic Center Long-Form PCD (Z-2502-C); and

WHEREAS, the mixed-use development approved for Islamic Center Long-Form PCD (Z-2502-C) is no longer a viable project and the owner of the subject property has requested the repeal of the PZD ordinance and restoration of the zoning classification as previously existed; and

WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for Islamic Center Long-Form PCD (Z-2502-C) at their June 8, 2017, public hearing and voted 11 ayes, 0 nays and 0 absent to forward the revocation request to the Little Rock Board of Directors for final action.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That Ordinance Number 20,911 is hereby repealed, removing from the Official Zoning Map the classification PCD, Planned Commercial Development.

Section 2. That the underlying MF-12, Multifamily District, and C-3, General Commercial District, zoning classifications be restored to the property described as: Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 1 North, Range 13 West described as follows:

**Z-2502-C:** Commencing at an existing concrete nail marking the northwest corner of said SE ¼ SE ¼; thence S87°08′05″E, along the north line thereof, 420.40 feet to a set mag nail; thence S01°41′37″W, leaving said north line of SE ¼ SE ¼, 27.71 feet to a set ½-inch rebar on the southerly right-of-way line of West 40th Street per final plat of Lot 3, Houghland Addition by RLS No. 1402, Dated May 20, 2010; thence S87°23′58″E, along said southerly right-of-way line, 382.83 feet to a set ½-inch rebar; thence 31.08 feet, along the arc of a curve to the right, having a radius of twenty (20) feet and a chord bearing and distance of S42°52′41″E 28.05 feet to a set ½-inch rebar on the westerly right-of-way line of Whitfield Street per final plat of Lot 3, Houghland.
Addition by RLS No. 1402, Dated May 20, 2010; thence S01°38'35"W along said westerly right line, 904.84 feet to a set ½-inch rebar; thence 17.76 feet, along the arc of a curve to the right, having a radius of twenty (20) feet and a chord bearing and distance of S27°05'07"W 17.18 feet to a set ½-inch rebar on the northerly right-of-way line of Arkansas State Highway 5; thence, along said northerly right-of-way line, the following bearings and distances: S52°31'39"W 29.12 feet to an existing right-of-way nail, S60°53'55"W 130.10 feet to a set ½-inch rebar, S63°54'18"W 70.0 feet to a set ½-inch rebar; thence N01°43'58"E, leaving said northerly right-of-way line, 283.81 feet to a set ½-inch rebar; thence N87°08’25”W 200.0 feet to a set ½-inch rebar; thence N01°44’13”E 143.35 feet to an existing iron pin; thence N01°41’37”E 632.82 feet to the point of beginning containing 8.231 acres, more or less, being subject to public road rights of way and any easements of record according to a survey by Anderson Surveying, Inc. PLS No. 1272, Job No. 13-10-26.

Section 3. 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 Sections 1 and 2 hereof.

Section 4. 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 5. 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: July 5, 2017

ATTEST:    APPROVED:

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Susan Langley, City Clerk    Mayor Mark Stodola

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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