ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
LOTS 9B – 9E NORTHWEST TERRITORY SHORT-FORM PCD
REINSTATEMENT, LOCATED ON THE SOUTH SIDE OF THE CHENAL
PARKWAY AND NORTH OF CANTRELL ROAD, JUST WEST OF THE
CHENAL PARKWAY AND CANTRELL ROAD INTERSECTION (Z-5099-
G), 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 PCD, Planned Commercial Development, Expired to PCD, Planned Commercial Development:

Z-5099-G: Part of the NW ¼ of Section 15, T-2-N, R-14-W, Pulaski County,
Arkansas, more particularly described as: Beginning at the northwest corner of Lot 9A, Northwest Territory Addition, an Addition to the City of Little Rock, Arkansas; thence S09°14’31”W along the west line of said Lot 9A, 400.13 feet to the southwest corner thereof, said corner lying on the north right-of-way line of Arkansas State Highway 10; thence westerly along said north right-of-way line, the following bearings and distances: N61°01’00”W, 83.45 feet; S87°35’34”W, 123.69 feet and N73°13’41”W, 252.49 feet; thence N09°14’31”E, 532.92 feet to a point of the south right-of-way line of Chenal Parkway; thence S60°28’08”E along said south right-of-way line, 429.62 feet; thence southeasterly and continuing along said south right-of-way line, being the arc of a 527.96-foot radius curve to the right, a chord bearing and distance of S57°36’41”E, 51.15 feet to the point of beginning containing 4.8368 acres, 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 Lots 9B – 9E Northwest Territory Short-Form PCD Reinstatement, located on the south side of the Chenal Parkway and north of Cantrell Road, just west of the Chenal Parkway and Cantrell Road intersection (Z-5099-G), 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: July 5, 2017

ATTEST:                                  APPROVED:

___________________________________      ____________________________________
Susan Langley, City Clerk  Mayor Mark Stodola

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney