ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED CARTI
MASTER PLAN LONG-FORM POD, LOCATED AT 8901 CARTI WAY (Z-
8842-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-2,
Office and Institutional District, O-3, General Office District, OS, Open Space District and C-3, General
Commercial District, to POD, Planned Office Development:

Z-8842-B: Described as Tract 1: Part of the SW 1/4 SE 1/4 and SE 1/4 SW 1/4,
all in Section 2, Township 1 North, Range 13 West, Little Rock, Pulaski County,
Arkansas, described as follows: commence at the southeast corner of said SE 1/4
SW 1/4; thence North 89 degrees 07 minutes 31 seconds west along the south
line of said SE 1/4 SW 1/4, 1279.24 feet to a point on the east right-of-way line
of John Barrow Road; thence North 5 degrees 59 minutes 39 seconds east, along said
east right-of-way of John Barrow Road, 190.46 feet; thence along a curve to the right
having a chord bearing and distance of North 47 degrees 24 minutes 42 seconds East
43.91 feet to a point on the south right-of-way of Riley Drive; thence South 89
degrees 48 minutes 30 seconds east along the said south right-of-way, 107.17 feet
thence along a curve to the left along the said south right-of-way, with a chord bearing
and distance of North 87 degrees 12 minutes 29 seconds East 146.08 feet deed, N
87°04'29" E, measures; thence North 84 degrees 01 minutes 35 seconds East along
said south right-of-way 90 feet deed, N 84'06'54" E, 90.1 feet measures; thence along
a curve to the left along south right-of-way, with a chord bearing and distance of
North 59 degrees 22 minutes 58 seconds East 655.88 feet deed, N 59'28'27" E
measures; thence along a curve to the right, along said south right-of-way, with a
chord bearing and distance of North 63 degrees 23 minutes 37 seconds East 360.15
feet deed, 63'11'45" E measures, to a point on the east line of said SE 1/4 SW 1/4;
thence leaving said south right-of-way South 0 degrees 03 minutes 22 seconds east
along the said East line 499.88 feet deed, S 00'04'42" E, 500.56 feet measures; thence
North 89 degrees 54 minutes 02 seconds East 450.14 feet deed, N 89'51'45" E
measures; thence South 0 degrees 05 minutes East 255.89 feet to a point on the south
line of said SW 1/4 SE 1/4; thence South 89 degrees 24 minutes West, along said South
line, 453.25 feet deed, measures 453.45 feet to the point of beginning. Property
contains 628,016 square-feet, more or less.

**Tract 2:** A tract of land lying in the SW 1/4 SE 1/4, Section 2, T-1-N, R-13-W, Little
Rock, Pulaski County, Arkansas, more particularly described as: starting at a
concrete monument marking the southwest corner of said SW 1/4 SE 1/4; thence
South 89 degrees 21 minutes 56 seconds East along the south line of said SW 1/4 SE
1/4, 453.12 feet deed, 453.45 feet measures to an iron pipe marking the southwest
corner of Tract C-1-R, Riley's Replat of Tract C, Kellwood Subdivision, thence North
00 degrees 04 minutes 18 seconds West along the west line of said Tract C-1-R, 255.83
feet deed, 255.89 feet measures, to an iron pin, marking the point of beginning of the
tract herein described; thence South 89 degrees 54 minutes 55 seconds West 450.00
feet deed, S 89'51'45" W measures; thence North 00 degrees 04 minutes 18 seconds
West, 500 feet deed, N 0'04'42"W, 500.56 feet measures to a point on the south
right-of-way line of Riley Drive; thence North 89 degrees 54 minutes 55 seconds East
along said right-of-way line 350.00 feet; thence South 00 degrees 04 minutes 18
seconds East along said right-of-way line, 40.00 feet deed S 00'03'07" E, 39.95 feet
measures; thence North 89 degrees 27 minutes 45 seconds East along said right-of-
way line, 100.00 feet deed, N 89'34'43" E, 100.08 feet measures to the west line of
said Tract C-1-R; thence South 00 degrees 04 minutes 18 seconds East along said
west line, 460.79 feet deed, S 00'05' E measures to the point of beginning, Property
contains 221,226 square-feet, more or less.

This property has no physical address.
Encroachments or fences along the south are shown hereon.
There are no structures on this property.
Telephone easement shown in Book 200, Page 575 is a blanket easement and cannot
be plotted hereon.

A part of the SE 1/4 SW and part of the SW 1/4 SE 1/4, all in Section 2, T-1-N, R-13-W,
City of Little Rock, Pulaski County, Arkansas, more particularly described as
follows: commence at a monument marking the southeast corner of SE 1/4 SW 1/4
thence N 00°10'19" E, along the east line of said SE ¼ SW 1/4, 810.56 feet to the point of beginning thence along a curve to the left having a radius of 452.33 feet with a chord bearing and distance of S 62°52'40" W, 419.17 feet; thence along a curve to the right having a radius of 744.03 feet with a chord bearing and distance of S 47°32'25" W, 304.62 feet to the southwest corner of Lot 3; Kellwood Subdivision; thence N 00°05'04" E, along the east lot line of said Lot 3, 521.37 feet; thence N 89°50'37" W, along the northerly lot line of Lot 3, Kellwood Subdivision, 125.12 feet; thence N 60°42'48" W along the northwesterly lot line of said Lot 3, 479.35 feet to a point on the southerly right-of-way of Interstate 630, thence N 36°14'04" E, along the southerly right-of-way of Interstate 630, 109.92 feet; thence N 74°45'32" E, along said southerly right-of-way, 287.98 feet; thence S 88°34'51" E, 1068.32 feet; thence S 37°52'30" E, 48.98 feet; thence S 47°43'35" E, 74.33 feet; thence S 63°26'06" E, 66.9 feet; thence S 46°33'53" E 64.81 feet to a point on the west lot line of Lot C2R, Riley Replat; thence S 00°13'12´E, along the said west lot line, 342.39 feet to the north right of Riley Drive; thence S 88°34'51" W, along said north right-of-way, 448.15 feet to the point of beginning, containing 17.61 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 CARTI Master Plan Long-Form POD, located at 8901 CARTI Way (Z-8842-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, except that final plan approval for the Phase 1 building located on the north side of CARTI Way must be obtained no later than December 31, 2020.

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 9, 2019

ATTEST:                    APPROVED:

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

APPROVED AS TO LEGAL FORM:

____________________________________
Thomas M. Carpenter, City Attorney