ORDINANCE NO. _________________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
EAST VILLAGE REVISED SHORT-FORM PCD, LOCATED AT 1200 –
1400 EAST 6TH STREET (Z-9150-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 PCD,
Planned Commercial Development, to Revised PCD, Planned Commercial Development:

**Tract 1** – Part of the NE ¼ SE ¼ of Section 2, T-1-N,
R-12-W, City of Little Rock, Pulaski County, Arkansas being more particularly
described as follows: Commencing at a ½-inch rebar at the intersection of the north
right-of-way line of East 6th Street and east right-of-way line of McLean Street; thence
N89°53’55”E along said north right-of-way line, a distance of 509.49 feet to the point
of beginning; thence N88°53’55”E along said north right-of-way line, a distance of
149.83 feet to the west right-of-way line of Shall Avenue; thence N01°10’00”W along
said west right-of-way line, a distance of 156.63 feet; thence S88°47’30”W, a distance
of 149.56 feet; thence S01°04’04”E along an existing building line, a distance of 156.35
feet to the point of beginning containing 0.538 acres, more or less.

**Tract 2** – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,
Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope’s 1000 Acre
Grant being more particularly described as follows: Commence at a ½-inch rebar at
the intersection of the north right-of-way line of East 6th Street and east right-of-way
line of McLean Street; thence N89°53’55”E along said north right-of-way line, a
distance of 709.32 feet to the east right-of-way line of Shall Avenue for the point of
beginning; thence continue N88°53’55”E along said north right-of-way line a distance
of 265.0 feet; thence N62°13’24”E a distance of 38.50 feet; thence N00°57’31”W a
distance of 140.0 feet; thence S88°47’30”W a distance of 299.93 feet to the east right-
of-way line of Shall Avenue; thence S01°10'00"E along said east right-of-way line a
distance of 156.72 feet to the point of beginning containing 1.073 acres, more or less.

Tract 3 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,
Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope’s 1000 Acre
Grant being more particularly described as follows: Commencing at a ½-inch rebar
at the intersection of the north right-of-way line of East 6th Street and east right-of-
way line of McLean Street; thence N89°53'55"E along said north right-of-way line, a
distance of 709.32 feet to the east right-of-way line of Shall Avenue; thence
N01°00'00"W along said east right-of-way line, a distance of 156.72 feet; thence
N88°47'30"E, a distance of 349.93 feet to the point of beginning; thence continue
N88°47'30"E a distance of 190.00 feet; thence along a curve to the right having a
radius of 6875.50 feet, an arc length of 120.00 feet and a chord that bears
N89°17'30"E, a distance of 120.00 feet; thence S01°07'30"W a distance of 7.94 feet to
the northerly right-of-way line of Choctaw & Memphis Railroad Company; thence
along a curve to the left having a radius of 482.37 feet, an arc length of 52.80 feet and
a chord that bears S72°31'32"W, a distance of 52.78 feet; thence South 86°14'12"W
along said railroad right-of-way a distance of 281.08 feet; thence N00°57'31"W a
distance of 131.58 feet to the point of beginning containing 0.480 acres more or less.
Being one and the same as land described in Quitclaim Deed, Pacific Railroad

Tract 4 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,
Pulaski County, Arkansas, lying in what is sometimes called Lot 1 and Lot 11, Pope’s
1000 Acre Grant being more particularly described as follows: Beginning at the
intersection of the east line of said Section 2 and the north right-of-way line of East
6th Street; thence S88°53'55"W along said north right-of-way line, a distance of 279.00
feet; thence N01°06'05"W, a distance of 20.47 feet to the southerly right-of-way line
of the Choctaw & Memphis Railroad Company; thence N66°14'12"E along said
southerly right-of-way line, a distance of 123.52 feet; thence N66°14'12"E along said
southerly right-of-way line, a distance of 123.52 feet; thence continue along said
southerly right-of-way line on a curve to the right having a radius of 432.37 feet, an
arc length of 409.95 feet and a chord that bears S89°55'54"E a distance of 394.76 feet;
thence S03°56'05"W a distance of 49.07 feet to the north right-of-way line of East 6th
Street; thence S03°56’05”W, a distance of 49.07 feet to the north right-of-way line of East 6th Street; thence S86°11’17”W along said north right-of-way line, a distance of 232.35 feet to the point of beginning containing 0.960 acres, more or less.

Tract 5 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock, Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope’s 1000 Acre Grant being more particularly described as follows: Beginning at a point in the south right-of-way line of East 6th Street being 886.80 feet westerly, as measured along the said south right-of-way line from the east line of Section 2, to the northwest corner of the parcel in Warranty Deed filed for record as Instrument No. 2015049518; thence S02°05’35”W along the south line of said Lot 11, a distance of 79.70 feet to the easterly right-of-way line of the Chicago, Rack Island and Pacific Railroad Company as described in Condemnation Proceedings, Judgement Dated April 7, 1902 recorded in Book 19, Page 58 of the records of the Circuit Clerk of Pulaski County, Arkansas; thence along said easterly right-of-way line on a curve to the right having a radius of 319.54 feet, an arc length of 136.17 feet and a chord that bears N58°54’33”W a distance of 134.14 feet to the south right-of-way line of East 6th Street; thence N88°53’55”E along said south right-of-way line, a distance of 198.08 feet to the point of beginning, containing 0.245 acres more or less. Being one and the same as land described in Quitclaim Deed, Pacific Railroad Company to Stebbins & Roberts, Inc., filed for record in Deed Book 1150, Page 333.

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 East Village Revised Short-Form PCD, located at 1200 – 1400 East 6th Street (Z-9150-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: August 15, 2017

ATTEST:                  APPROVED:

______________________________________  _____________________________________
Susan Langley, City Clerk          Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney