ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED CANTRELL TUNNEL WASH REVISED SHORT-FORM PCD, LOCATED AT 7706/7708 CANTRELL ROAD (Z-1002-D), CITY OF 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 District, to Revised PCD, Planned Commercial District:

Z-1002-D: DESCRIBED AS LANDS LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 2 NORTH, RANGE 13, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ½-INCH PIPE THAT IS ALSO THE NE CORNER OF LOT 1 BLOCK 14, BELLEVUE ADDITION: THENCE SOUTH 1 DEGREES 58 MINUTES 28 SECONDS WEST 95.03 FEET; THENCE SOUTH 1 DEGREES 37 MINUTES 27 SECONDS WEST 62.87 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 34 SECONDS EAST 13.45 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 37 SECONDS WEST 76.11 FEET; THENCE NORTH 49 DEGREES 38 MINUTES 52 SECONDS WEST 67.09 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 43 SECONDS WEST 296.23 FEET; THENCE SOUTH 86 DEGREES 21 MINUTES 04 SECONDS EAST 73.09 FEET; THENCE NORTH 1 DEGREES 49 MINUTES 15 SECONDS EAST 30.00 FEET; THENCE SOUTH 86 DEGREES 33 MINUTES 11 SECONDS EAST 271.01 FEET; THENCE SOUTH 1 DEGREES 17 MINUTES 16 SECONDS WEST 29.79 FEET TO THE POINT OF BEGINNING CONTAINING 1.25 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 Cantrell Tunnel Wash Revised Short-Form PCD, located at 7706/7708 Cantrell Road (Z-1002-D), 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 18, 2020

ATTEST:  

APPROVED:  

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

APPROVED AS TO LEGAL FORM:  

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Thomas M. Carpenter, City Attorney