ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED 7415
COLONEL GLENN ROAD REVISED SHORT-FORM PCD, LOCATED AT
7415 COLONEL GLENN ROAD (Z-3117-E), 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 Development, to Revised PCD, Planned Commercial Development:

Z-3117-E: A tract of land in the Southwest Quarter of the Southwest Quarter of
Section 13, Township 1 North, Range 13 West, City of Little Rock, Pulaski County,
Arkansas being more particularly described as follows: commencing at the Southwest
corner of Section 13, Township 1 North, Range 13 West; thence 90 degrees East, 458.8
feet to the Point of Beginning; thence North 00 degrees 29 minutes East, 841.01 feet
to the South right-of-way line of Asher Avenue; thence North 56 degrees 37 minutes
East 286.44 feet along said right of way line; thence South 00 Degrees 29 Minutes
West 998.6 feet; thence 90 degrees West 237.6 feet to the point of beginning. Less and
Except: Part of the Southwest Quarter, Section 13, Township 1 North, Range 13 West,
Pulaski County, Arkansas; commencing at the southwest corner of Section 13; East,
458.7 feet; North 00 degrees 29 minutes East, 821.01 feet to the Point of beginning; North 00 degrees 29 minutes East, 20 feet to the south right-of-way of Asher Avenue;
North 56 degrees 37 minutes East, along said right-of-way, 268.44 feet; South 00
degrees 29 minutes West, twenty (20) feet to a point; run thence West 286.44 feet to
the Point of Beginning. Containing a south right-of-way for Asher Avenue, forty-five
(45) feet south of the existing centerline.

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 7415 Colonel Glenn Road
Revised Short-Form PCD, located at 7415 Colonel Glenn Road (Z-3117-E), 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 21, 2018

ATTEST: APPROVED:

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Susan Langley, City Clerk        Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney