

1 17.76 feet, along the arc of a curve to the right, having a radius of 20.0 feet and a
2 chord bearing and distance of S27°05'07"W 17.18 feet to a set 1/2-inch rebar on the
3 northerly right-of-way line of Arkansas State Highway 5; thence, along said northerly
4 right-of-way line, the following bearings and distances: S52°31'39"W 29.12 feet to an
5 existing right-of-way nail, S60°53'55"W 130.10 feet to a set 1/2-inch rebar,
6 S63°54'18"W 70.0 feet to a set 1/2-inch rebar; thence N01°43'58"E, leaving said
7 northerly right-of-way line, 283.81 feet to a set 1/2-inch rebar; thence N87°08'25"W
8 200.0 feet to a set 1/2-inch rebar; thence N01°44'13"E 143.35 feet to an existing iron
9 pin; thence N01°41'37"E 632.82 feet to the point of beginning containing 8.231 acres,
10 more or less, being subject to public road rights-of-way and any easements of record
11 according to a survey by Anderson Surveying, Inc., PLS#1272, Job #13-10-26.

12 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
13 Rock Planning Commission.

14 **Section 3.** That the change in zoning classification contemplated for New Africa Development Long-
15 form PCD (Z-2502-B), located South of 40th Street between Whitfield and Potter Streets is conditioned
16 upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454
17 (e) of the Code of Ordinances.

18 **Section 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
19 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
20 to affect and designate the change provided for in Section 1 hereof.

21 **Section 5.** That this ordinance shall not take effect and be in full force until the final approval of the
22 plan.

23 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
24 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
25 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
26 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
27 ordinance.

28 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
29 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

30 **PASSED: August 5, 2014**

31 **ATTEST:**

APPROVED:

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33 _____
34 Susan Langley, City Clerk

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33 _____
34 Mark Stodola, Mayor

1 **APPROVED AS TO LEGAL FORM:**

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4 **Thomas M. Carpenter, City Attorney**

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