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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT TITLED NORTHWEST TERRITORY (LOTS 9F THRU 9J) – PCD, LOCATED ON THE NORTH SIDE OF CANTRELL ROAD, APPROXIMATELY 800 FEET WEST OF CHENAL PARKWAY (Z-5099-J), 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 C-3, General Commercial District to PCD, Planned Commercial District.

**Z-5099-J – DESCRIBED AS PART OF THE NW1/4 SECTION 15, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 9C, 20100 HIGHWAY 10 SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2024055660, RECORDS OF PULASKI COUNTY ARKANSAS. SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF ARKANSAS STATE HWY #10; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY, THE FOLLOWING TWO COURSES: (1) N73°13'41"W, 249.54 FEET; (2) N82°47'00"W, 232.97 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N01°37'09"E, 496.49 FEET; THENCE N34°12'27"E, 221.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE EASTERLY ALONG SAID RIGHT-OF- WAY THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF A 2929.79 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S57°29'19"E, 304.64 FEET; (2) S60°28'08"E, 184.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S09°14'31"W, 299.73 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID**

1 **LOT 9C; THENCE ALONG THE WEST LINE OF SAID LOT 9C, S09°14'31"W,**
2 **233.19 FEET TO THE POINT OF BEGINNING, CONTAINING 7.1114 ACRES**
3 **MORE OR LESS.**

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

6 **Section 3.** That the change in zoning classification contemplated for Northwest Territory (Lots 9F thru
7 9J) – PCD, located on the North side of Cantrell Road, approximately 800 feet west of Chenal Parkway (Z-
8 5099-J) is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article
9 VII, Section 36-454 (e) of the Code of Ordinances.

10 **Section 4.** That this Ordinance shall not take effect and be in full force until final plan approval.

11 **Section 5.** That the map referred to in Chapter 36 of the Code of
12 Ordinances of the City of Little Rock, Arkansas, and designated district map be and is hereby amended
13 to the extent and in the respects necessary to affect and designate the change provided for in Section 1
14 hereof.

15 **Section 6. Severability.** In the event any title, section, paragraph, item,
16 sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
17 unconstitutional, such declaration or adjudication shall not effect the remaining portions of the ordinance
18 which shall remain in full force and effect as if the portion so declared or adjudged invalid or
19 unconstitutional was not originally a part of the ordinance.

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

22 **PASSED: September 16, 2025**

23 **ATTEST:**

APPROVED:

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25 _____
26 **Allison Segars, City Clerk**

_____ **Frank Scott, Jr., Mayor**

27 **APPROVED AS TO FORM:**

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29 _____
30 **Thomas M. Carpenter, City Attorney**

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