

1 ORDINANCE NO. _____
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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4 AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5 CANTRELL WEST RE-ESTABLISHMENT AND REVISED LONG-FORM
6 PCD, LOCATED IN THE 14600 BLOCK OF CANTRELL ROAD (Z-7500-
7 E), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
8 MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9 PURPOSES.**

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11 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12 ARKANSAS.**

13 **SECTION 1.** That the zoning classification of the following described property be changed from R-
14 2, Single-Family District, and PCD, Planned Commercial District, to Revised PCD:

15 **Z-7500-E:** **PART OF WEST HALF OF THE SOUTHWEST QUARTER OF THE
16 SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 2 NORTH, RANGE 13
17 WEST, AND PART OF LOT 2, LOWE ADDITION TO THE CITY OF LITTLE
18 ROCK AS SHOWN AS INSTRUMENT NUMBER 2009050256, RECORDS OF
19 PULASKI COUNTY, ARKANSAS. SAID PROPERTY BEING MORE
20 PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
21 SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST
22 QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID
23 POINT ALSO PLATTED AS THE SOUTHEAST CORNER OF LOT 2, LOWE
24 ADDITION; THENCE ALONG THE BOUNDARY OF LOT 2, LOWE ADDITION
25 N8746'35"W 331.51 FEET; THENCE N01°42'40"E 725.38 FEET; THENCE
26 S53°47'27"E 377.62 FEET; THENCE LEAVING THE BOUNDARY OF SAID LOT
27 2 S88°17'30"E 20.00 FEET; THENCE N01°42'30"E 70.77 FEET; THENCE
28 S67°58'59"E 115.12 FEET; THENCE N88°00'00"E 170.00 FEET; THENCE
29 S84°00'00"E 134.00 FEET; THENCE S47°00'00"E 191.00 FEET; THENCE
30 S11°16'35"E 135.40 FEET; THENCE S35°52'43"W 176.06 FEET; THENCE
31 S66°37'42"W 178.89 FEET; THENCE N88°39'29"W 112.87 FEET; THENCE
32 S19°34'05"E 52.84 FEET; THENCE N88°26'28"W 225.34 FEET TO THE POINT
33 OF BEGINNING. SAID PROPERTY CONTAINS 10.67 ACRES, MORE OR LESS.**

1 **SECTION 2.** That the preliminary site development plan/plat be approved as presented to the Little
2 Rock Planning Commission.

3 **SECTION 3.** That the change in zoning classification contemplated for Cantrell West Reestablishment
4 and Revised Long-Form PCD, located in the 14600 Block of Cantrell Road (Z-7500-E), is conditioned
5 upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454
6 (e) of the Code of Ordinances.

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

10 **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval of
11 the plan.

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

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

19 **PASSED: January 19, 2016**

20 **ATTEST:**

APPROVED:

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23 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

24 **APPROVED AS TO LEGAL FORM:**

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

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