

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED WEST TREE SERVICE REVISED SHORT-FORM PD-I, LOCATED AT 6300 FORBING ROAD (Z-5718-C), CITY OF LITTLE ROCK, PULASKI COUNTY, 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 Revised PD-I, Planned Development – Industrial, to Revised PD-I, Planned Development – Industrial:

**Z-5718-C: A part of Tract No. 2, Sterling Subdivision in the S ½ SE ¼, Section 25, T-1-N, R-13-W, City of Little Rock, Pulaski County, Arkansas, as filed in Plat Book 6, Page 59, more particularly described as follows: commencing at a concrete monument marking the northwest corner of said Tract No. 2 (said corner being located on the easterly right-of-way line of the Missouri Pacific Railroad Company main line thence S 89 degrees 26 minutes 28 seconds E along north line of said Tract No. 2 for 357.00 feet to a rebar and the point of beginning; thence S 07 degrees 39 minutes 27 seconds E 6.20 feet to a rebar in a chain link fence, thence S 60 degrees 13 minutes 32 seconds E along chain link fence 99.805 feet to a rebar and the PC of a curve concave to the southwest, said curve not being a simple curve, but with a varying length radius; thence along said chain link fence and arc AF said curve with the following chord bearings and distances; thence S 49 degrees 27 minutes 37 seconds E 41.233 feet to a rebar, thence S 34 degrees 00 minutes 22 seconds E 49.367 feet to a rebar, thence S 17 minutes 46 minutes 04 seconds E 49.263 feet to a rebar, thence S 03 degrees 31 minutes 32 seconds E 49.398 feet to a rebar, thence S 09 degrees 31 minutes 46 seconds W 47.837 feet to a rebar and the PT of said curve, the following six (6) courses and distances are along said chain link fence: thence S 18 degrees 39 minutes 47 seconds W 298.285 feet to a rebar, thence S 28 degrees 19 minutes 09 seconds W 364.215 feet to a rebar, thence S 61 degrees 10 minutes 57 seconds E 14.845**

1 feet to a rebar, thence S 28 degrees 04 minutes 19 seconds W 321.031 feet to a rebar,  
2 thence S 65 degrees 47 minutes 35 seconds E 39.72 feet to a rebar, thence S 23 degrees  
3 05 minutes 15 seconds W 95.498 feet to a rebar in the north right-of-way line of  
4 Forbing Road, said point being 45.0 feet north of the south line of the SE ¼  
5 SE ¼, Section 25, T-1-N, R-13-W, thence S 88 degrees 53 minutes 01 seconds E along  
6 said Forbing Road right-of-way parallel with the south line of said SE ¼, SE ¼ and  
7 45 feet north thereof for 534.845 feet to a rebar in the east line of said Tract No. 2,  
8 thence N 00 degrees 35 minutes 57 seconds E leaving said road and along the east line  
9 of said Tract No. 2 for 387.807 feet to a crimphead pipe in the south right-of-way line  
10 of Myerson Drive, also being the northwest corner of Lot 17, Myerson Manor Replat  
11 as filed in Plat Book 18, Page 26, thence N 00 degrees 04 minutes 37 seconds E crossing  
12 the west dead-end of Myerson Drive 49.57 feet to a crimphead pipe and the SW corner  
13 of Lot 18 said Myerson Subdivision, thence N 00 degrees 29 minutes 35 seconds E  
14 along the east line of said Tract No. 2 for 834.824 feet to a rebar and the northeast  
15 corner of said Tract No. 2 said point being the northwest corner of Lot 11, Arbor  
16 Cove Addition as filed in Plat Book 18, Page 62, thence N 89 degrees 26 minutes 28  
17 seconds W along the north line of said Tract No. 2 for 295.10 feet to the point of  
18 beginning containing 8.8869 acres, more or less.

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

21 **Section 3.** That the change in zoning classification contemplated for West Tree Service Revised  
22 Short-Form PD-I, located at 6300 Forbing Road (Z-5718C), is conditioned upon obtaining final plan  
23 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

24 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

25 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
26 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary  
27 to affect and designate the change provided for in Section 1 hereof.

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

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

1 **PASSED: May 1, 2018**

2 **ATTEST:**

**APPROVED:**

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5 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

6 **APPROVED AS TO LEGAL FORM:**

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

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