

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED LAWSON ROAD WEST SHORT-FORM PD-C, LOCATED AT 5000 HOPE LANE (Z-9207), 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 R-2, Single-Family District, to PD-C, Planned Development - Commercial:

Z-9207: **Tract 1:** All of that part of the Southeast Quarter of the Northwest Quarter, Section 20, Township 1 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows: Beginning at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 20, Township 1 North, Range 13 West, thence North 01°00'00" East 554.50 feet along the west line of said Southeast Quarter of the Northeast Quarter to the point of beginning said point being the northwest corner of the ECI-Smith Subdivision, thence North 02°53'14" East 121.85 feet along said west line to a found ½-inch rebar, thence North 00°52'21" East 64.28 feet along said west line to a point, thence South 89°01'32" East 414.62 feet to a point, thence South 28°24'07" East 213.53 feet to a point, thence North 89°01'32" West, 523.31 feet to the point of beginning. **AND Tract 2:** All that part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 1 North Range 13 West, thence North 01°00'00" East (Deed North), 554.50 feet, thence South 89°01'32" East (Deed East), 316.55 feet to the point of beginning, said point being the Northeast corner of ECI-Smith Subdivision, thence South 89°01'32" East 206.28 feet to a point, thence South 01°06'13" West 398.92 feet to a point, thence North 89°07'06" West, 79.77 feet to a point, thence North 01°03'44" East, 230.96 feet, thence North 88°56'21" West, 126.04 feet to a point on the east line of the ECI-Smith Subdivision, thence North 01°07'06" East, 167.91 feet along said east line to the point of beginning, and an easement for ingress and egress described as part of the Southeast Quarter of the

1 Northeast Quarter of Section 20, Township 1 North, Range 13 West, Pulaski County,
2 Arkansas, being more particularly described as follows: Beginning at a point on the
3 north right-of-way of Lawson Road, said point being thirty (30) feet north, and 523.3
4 feet east of the southwest corner of said Southeast Quarter of the Northeast Quarter,
5 thence North 01°06'13" East 125.35 feet to a point, thence North 89°07'06" West, 20.0
6 feet to a point, thence South 01°06'13" West, 125.28 feet to a point on the north right-
7 of-way, thence east along said right-of-way to the point of beginning.

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

10 **Section 3.** That the change in zoning classification contemplated for Lawson Road West Short-Form
11 PD-C, located at 5000 Hope Lane (Z-9207), is conditioned upon obtaining final plan approval within the
12 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

24 **PASSED: June 6, 2017**

25 **ATTEST:**

APPROVED:

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28 Susan Langley, City Clerk

Mark Stodola, Mayor

29 **APPROVED AS TO LEGAL FORM:**

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32 Thomas M. Carpenter, City Attorney

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