

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED MASOUD SHORT-FORM PCD, LOCATED AT 4508 BASELINE ROAD (Z-8080-B), 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 Development:

Z-8080-B: The south 200 feet of the west 220 feet of Tract 32, Gloeckler Acres, Little Rock, Pulaski County, Arkansas, located in the SE ¼ of the SE ¼, Section 31, Township 1 North, Range 12 West, Pulaski County, Arkansas less and except that right-of-way taken for Baseline Road (Arkansas State Highway No. 338) and Doyle Springs Road, all being more particularly described as follows: Commence at the northwest corner of said Tract 32, Gloeckler Acres; thence S03°00'44"W, along the west line of said Tract 32, 110 feet to a "x" cut in the concrete sidewalk and the point of beginning; thence S85°54'42"E, 220.0 feet to a found one (1)-inch pipe; thence S03°00'44"W, 195.45 feet to a found AHTD 1-1/2" cap on the north right-of-way line of Baseline Road, (Arkansas State Highway No. 338) said point being 34.55 feet north of and 425.8 feet west of the southeast corner of Section 31, T-1-N, R-12-W; thence along the said north right-of-way of Baseline Road (Arkansas State Highway No. 338) the following bearings and distances: thence N86°03'07"W, 85.27 feet to a found ½-inch rebar; thence N85°56'19"W, 55.0 feet to a found AHTD 1-1/2" cap; thence N68°34'33"W, 64.84 feet to a found AHTD 1-1/2" cap, said point located on the new east right-of-way line of Doyle Springs Road; thence along the east right-of-way line of Doyle Springs Road the following bearings and distances; thence N06°10'46"E, 95.20 feet to a AHTD 1-1/2" cap; thence N02°32'38"W, 50.25 feet to found ½-inch rebar; thence N27°22'07"W, 36.60 feet to the point of beginning containing 0.89 acres, more or less.

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

3 **Section 3.** That the change in zoning classification contemplated for Masoud Short-Form PCD, located
4 at 4508 Baseline Road (Z-8080-B), is conditioned upon obtaining final plan approval within the time
5 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

17 **PASSED: August 2, 2016**

18 **ATTEST:**

APPROVED:

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22 **Susan Langley, City Clerk**

Mark Stodola, Mayor

23 **APPROVED AS TO LEGAL FORM:**

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

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