

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A REVISED PLANNED COMMERCIAL DISTRICT TITLED NEW AFRICA DEVELOPMENT REVISED PCD, LOCATED AT THE SOUTHEAST CORNER OF WEST 40TH STREET AND POTTER STREET (Z-2502-F), AND TO REVOKE A PORTION OF A PLANNED COMMERCIAL DISTRICT TITLED NEW AFRICA DEVELOPMENT LONG-FORM PCD, LOCATED AT THE SOUTHWEST CORNER OF WEST 40TH STREET AND WHITFIELD STREET (Z-2502-B), RECLASSIFYING PROPERTY LOCATED IN THE CITY OF 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 PCD, Planned Commercial District, to Revised PCD:

Z-2502-F: Described as a parcel of land lying in a part of the SE ¼ SE ¼, Section 14, T-1-N, R-13-W, to the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning at the northwest corner of the SE ¼ SE ¼, Section 14, thence run east 400.43 feet, thence run south 652.7 feet, thence run west 400.43 feet, thence run north 652.7 feet to the point of beginning containing in all six (6) acres, more or less. Less and accept the west twenty-five (25) feet thereof for right-of-way for Potter Street and less and except the north twenty-five (25) feet thereof for right-of-way for 40th Street.

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

Section 3. That the change in zoning classification contemplated for New Africa Development Revised PCD, located at the southeast corner of West 40th Street and Potter Street, is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

1 northerly right-of-way line, 283.81 feet to a set ½-inch rebar; thence N87°08'25"W
2 200.0 feet to a set ½-inch rebar; thence N01°44'13"E 143.35 feet to an existing iron
3 pin; thence N01°41'37"E 632.82 feet to the point of beginning containing 8.231 acres,
4 more or less, being subject to public road rights-of-way and any easements of record
5 according to a survey by Anderson Surveying, Inc., PLS No. 1272, Job No. 13-10-26.

6 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
7 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
8 to affect and designate the change provided for in Sections 1 and 4 hereof.

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

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

16 **PASSED: January 19, 2021**

17 **ATTEST:**

APPROVED:

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19 _____
20 **Susan Langley, City Clerk**

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

21 **APPROVED AS TO LEGAL FORM:**

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

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