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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED MNK INC. SHORT-FORM PCD, LOCATED AT 7020 COLONEL GLENN ROAD (Z-8643-A) 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-8643-A: Tract A – Part of the NE ¼ SW ¼ of Section 13, T-1-N, R-13-W, Little Rock, Pulaski County, Arkansas more particularly described as follows: commencing the northwest corner of said NE ¼ SW ¼; thence S00°02’53”W, along the west line of said NE ¼ SW ¼, 532.50 feet; thence S71°01’15”E, 100.00 feet; thence S00°02’53”W, 160.0 feet to the point of beginning; thence N54°16’48”E, 86.55 feet; thence S70°11’22”E, 95.0 feet; thence S66°38’11”E, 165.00 feet; thence S06°36’29”E, 50.0 feet; thence S52°05’02”E, 55.51 feet to a point on the northerly right-of-way line of Asher Avenue (Colonel Glenn Road); thence along said northerly right-of-way line the following: (1) southwesterly along the arc of a 602.96-foot radius curve to the left a chord bearing and distance of S59°27’34”W, 94.64 feet; (2) N12°59’58”W, 34.60 feet; (3) S51°52’00”W, 53.0 feet; (4) S17°55’56”E, 32.70 feet; (5) southwesterly along the arc of a 602.96-foot radius curve to the left a chord bearing and distance of S49°58’39”W, 5.60 feet and (6) S49°50’17”E, 35.42 feet; thence N17°56’41”W, 76.30 feet; thence N89°18’32”W, 49.50 feet; thence S60°01’32”W, 242.68 feet; thence N00°02’32”E, 257.00 feet; thence N70°20’08”E, 79.30 feet to the point of beginning containing 81,418 square-feet or 1.8691 acre, more or less. AND Tract B - Part of the NE ¼ SW ¼ of Section 13, T-1-N, R-13-W, Little Rock, Pulaski County, Arkansas, more particularly described as follows: commencing at the northwest corner of said NE ¼ SW ¼; thence S00°02’53”W along the west line of said NE ¼ SW ¼, 532.50 feet; thence S71°01’15”E, 248.54 feet to the point of beginning; thence continuing S17°01’15”E, 248.54 feet; thence S72°51’42”E, 385.32 feet to a

1 point on the northerly right-of-way line of Asher Avenue (Colonel Glenn Road);
2 thence southwesterly along said northerly right-of-way line the arc of a 550.87 foot
3 radius curve to the left a chord bearing and distance of S69°30'51"W, 15.44 feet;
4 thence S68°42'41"W continuing along said northerly right-of-way line, 195.86 feet;
5 thence southwesterly continuing along said northerly right-of-way line being the arc
6 of a 602.96 foot radius curve to the left a chord bearing and distance of S66°20'43"W,
7 50.0 feet; thence N52°05'02"W, 55.51 feet; thence N06°36'29"W, 50.0 feet; thence
8 N66°36'11"W, 165.0 feet; thence N70°11'22"W, 95.0 feet; thence S54°16'48"W, 86.55
9 feet; thence N00°02'53"E, 160.0 feet to the point of beginning containing
10 1.3520 acres, more or less.

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

13 **Section 3.** That the change in zoning classification contemplated for MnK Inc., Short-Form PCD,
14 located at 7020 Colonel Glenn Road (Z-8643-A), is conditioned upon obtaining final plan approval within
15 the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

27 **PASSED: October 2, 2017**

28 **ATTEST:**

APPROVED:

30 _____
31 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

32 **APPROVED AS TO LEGAL FORM:**

33 _____
34 **Thomas M. Carpenter, City Attorney**
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