

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED COMMERCIAL DEVELOPMENT TITLED LOT 5, THE VILLAGE AT RAHLING ROAD REVISED PCD, LOCATED ON THE WEST SIDE OF RAHLING CIRCLE, 225 FEET SOUTH OF RAHLING ROAD (Z-6323-BB), 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 Development, to Revised PCD, Planned Commercial Development:

Z-6323-BB: DESCRIBED AS TRACT 4RA, THE VILLAGE AT RAHLING ROAD, LITTLE ROCK, PULASKI COUNTY, ARKANSAS

AND

PART OF SECTION 36, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4R, THE VILLAGE AT RAHLING ROAD, LITTLE ROCK, PULASKI COUNTY, ARKANSAS; SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY OF CHENAL PARKWAY; THENCE NORTH 58 DEGREES 21 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF LOT 4R, SAID ADDITION, 245.50 FEET TO THE NORTHWEST CORNER OF TRACT 4RA, THE VILLAGE AT RAHLING ROAD, LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE ANORTH 58 DEGREES 21 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 4RA, 143.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF RAHLING CIRCLE; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FOUR COURSES, SOUTH 31 DEGREES 38 MINUTES 22 SECONDS EAST, 29.40 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 53 SECONDS EAST, 225.00 FEET; THENCE NORTH 58 DEGREES 21 MINUTES 21 SECONDS EAST, 10.00 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 53 SECONDS EAST, 115.70 FEET TO THE NORTH LINE OF LOT 6R, THE

1 VILLAGE AT RAHLING ROAD, LITTLE ROCK, PULASKI COUNTY,
2 ARKANSAS; THENCE SOUTH 58 DEGREES 45 MINUTES 08 SECONDS WEST
3 ALONG THE NORTH LINE OF LOT 6R, SAID ADDITION, 388.54 FEET TO THE
4 EAST RIGHT-OF-WAY OF CHENAL PARKWAY; THENCE ALONG SAID
5 EAST RIGHT-OF-WAY THE FOLLOWING 3 COURSES, NORTH 31 DEGREES
6 38 MINUTES 39 SECONDS WEST 6.42 FEET; THENCE SOUTH 58 DEGREES 21
7 MINUTES 21 SECONDS WEST, 10 FEET; THENCE NORTH 31 DEGREES 38
8 MINUTES 39 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING.
9 ALL CONTAINING 144,335 SQUARE-FEET OR 3.31 ACRES, MORE OR LESS.

10 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
11 Planning Commission.

12 **Section 3.** That the change in zoning classification contemplated for Lot 5, The Village at Rahling
13 Road Revised PCD, located at west side of Rahling Circle, 225 feet south of Rahling Road (Z-6323-BB),
14 is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,
15 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: April 18, 2023**

28 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

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

32 **APPROVED AS TO LEGAL FORM:**

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