

1 **WHEREAS**, the applicant anticipates the first floor with retail and office space. The retail/office
2 square-footage proposed is 17,686 square-feet.

3 **WHEREAS**, the second floor is proposed for office uses. The total square-footage proposed for office
4 use is 33,167 square-feet.

5 **WHEREAS**, floors 3 – 11 are proposed as residential. The applicant has indicated the floors will be
6 developed with 217 units of residential housing. Of the 217 units, seventy-six (76) units are proposed with
7 one (1)-bedroom, 122 units are proposed with two (2) bedrooms and nineteen (19) units are proposed with
8 three (3) bedrooms.

9 **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
10 **OF LITTLE ROCK, ARKANSAS.**

11 **Section 1.** That the zoning classification of the following described property be changed from PCD,
12 Planned Commercial Development, to Revised PCD, Planned Commercial Development:

13 **Z-5239-H: A part of the Southeast Quarter of Section 10 and Southeast Quarter of**
14 **Section 11, Township 1 North, Range 12 West, Pulaski County, Arkansas, also a part**
15 **of Fulk’s Subdivision, Rapley Estates, Reeves Subdivision and Van Gran’s**
16 **Subdivision to the City of Little Rock, Pulaski County, Arkansas, being more**
17 **particularly described as follows: Commencing at a corner common to Section 10, 11,**
18 **14 and 15, Township 1 North, Range 12 West, Pulaski County, Arkansas; thence run**
19 **North 31.4 feet to the point of beginning, said point being also the northeasterly**
20 **corner of the intersection of Roosevelt Road and Cumberland Street, as established**
21 **by amended plat dated July 1906, and recorded in Book 81, Page 209; thence run**
22 **North 0 Degrees 55 Minutes East 164.1 feet; thence run North 88 Degrees 44 Minutes**
23 **West 168.4 feet to a point in the center of East 25th Street; thence run North 0 Degrees**
24 **55 Minutes East 30 feet; thence run North 88 Degrees 44 Minutes West 66.1 feet to a**
25 **point being the Southwest corner of Lot 7, Block 2 in a Subdivision of Block 18,**
26 **Rapley Estates; thence run North 0 Degrees 55 Minutes East 456.2 feet to the**
27 **Northwest corner of Lot 10, Block 2 Fulk’s Subdivision; thence run South 88 Degrees**
28 **44 Minutes East 360 feet to the Northeast Corner of Lot 7, Block 3, Fulk’s**
29 **Subdivision; thence run South 0 Degrees 25 Minutes West 157.0 feet to a point on the**
30 **south right-of-way of East 24th Street; thence run North 89 Degrees 12 Minutes East**
31 **along said south right-way 375.2 feet to a point; thence run South 03 Degrees 45**
32 **Minutes West 139.76 feet to a point; thence run South 10 Degrees 49 Minutes West**
33 **42.0 feet; thence run South 30 Degrees 04 Minutes West 71.0 feet to a point along the**
34 **north line of the main drive of subject property; thence run along said drive South 55**

1 **Degrees 22 Minutes East 69.0 feet; thence run South 40 Degrees 07 Minutes East 86.0**
2 **feet to a point; thence run South 22 Degrees 26 Minutes East 73.0 feet; thence run**
3 **South 01 Degrees East 82.4 feet to a point on the north right-of-way of Roosevelt**
4 **Road; thence along the north right-of-way of Roosevelt Road; thence along the north**
5 **right-of-way of Roosevelt Road, North 89 Degrees 52 Minutes West, 598.8 feet to the**
6 **point of beginning, Save and Except and there is hereby reserved unto the United**
7 **States and its assigns from the above described and conveyed hereby reserved unto**
8 **the United States and its assigns from the above described and conveyed Tract 1, a**
9 **road right-of-way and easement, co-existent with Grantee's use, on and over the**
10 **following described part of Tract 1; A part of the Southwest Quarter Section 11,**
11 **Township 1 North, Range 12 West, Pulaski County, Arkansas and a part of Van**
12 **Frank's Subdivision to the City of Little Rock, Pulaski County, Arkansas, being more**
13 **particularly described as follows: Commencing at a corner common to Sections 10,**
14 **11, 14 and 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, thence**
15 **North 31.4 feet to the north right-of-way of Roosevelt Road; thence South 89 Degrees**
16 **52 Minutes east along said right-of-way 538.5 feet to a point of beginning; thence**
17 **South 89 Degrees 52 Minutes East 60.3 feet; thence North 01 Degrees West 82.4 feet;**
18 **thence North 22 Degrees 26 Minutes West 73.0 feet; thence North 40 Degrees 07**
19 **Minutes West 86.0 feet; thence North 55 Degrees 22 Minutes West 45.0 feet; thence**
20 **South 54 Degrees 23 Minutes West 53.0 feet; thence South 52 Degrees 57 Minutes East**
21 **58.0 feet; thence South 37 Degrees 44 Minutes East 71.0 feet; thence South 07 Degrees**
22 **04 Minutes 26 Seconds east 120.02 feet to the point of beginning.**

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

25 **Section 3.** That the change in zoning classification contemplated for Paradise Heights Revised Short-
26 Form PCD, located at 300 East Roosevelt Road (Z-5239-H), is conditioned upon obtaining final plan
27 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

32 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
33 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
34 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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

5 **PASSED: April 3, 2018**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

Mark Stodola, Mayor

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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