1	ORDINANCE NO.
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5	TUNNEL CAR WASH REVISED SHORT-FORM PCD, LOCATED AT
6	7706/7708 CANTRELL ROAD (Z-1002-C), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
9	
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11	ARKANSAS.
12	Section 1. That the zoning classification of the following described property be changed from PCD,
13	Planned Commercial Development, to Revised PCD, Planned Commercial Development:
14	Z-1002-C: Part of the SE 1/4 SE 1/4 of Section 26, Township 2 North, Range 13 West,
15	Little Rock, Pulaski County, Arkansas and more particularly described as follows:
16	All of that part of Block 14, Lots 1, 2, 3, 4, 5, 6, 7, 14, and 15 located north of State
17	Highway 10 (Cantrell Road), in Bellevue Addition, and being shown on plat recorded
18	in Plat Book 1, Page 250, Records of Pulaski County, Arkansas, together with the
19	south one-half of a strip of land formerly U Street which lies north of and adjacent to
20	Lots 1, 2, 3, 4 and 5, Block 14 Bellevue Addition to the City of Little Rock, Pulaski
21	County, Arkansas, and which was closed and vacated by Ordinance No. 11,309 of the
22	City of Little Rock, Arkansas, a certified copy of which was filed for record May 29,
23	1998, and recorded as Instrument No. 98-040353, Records of Pulaski County,
24	Arkansas, and all of which is described as follows: Beginning at the northeast corner
25	of Lot 1, Block 14, Bellevue Addition; thence south along the east line of said Lot 1,
26	Block 14, 95.55 feet; thence South 88 Degrees 26 Minutes 12 Seconds West 49.24 feet;
27	thence South 38 Degrees 54 Minutes 02 Seconds West 111.47 feet to the northerly
28	right-of-way line of Arkansas State Highway No. 10; thence along the north right-of-
29	way line North 51 Degrees 12 Minutes 54 Seconds West 311.44 feet; thence South 88
30	degrees 10 Minutes 19 Seconds East 92.16 feet to the centerline of a closed street (U
31	Street); thence South 88 Degrees 10 Minutes 19 Seconds East along said centerline
32	270.00 feet to the west right-of-way line of Manny Road; thence south along said west

right-of-way line 30.00 feet to the point of beginning.

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1	Section 2.	That the preliminary site develo	pment plan/plat be approved as recommended by the Little		
2	Rock Planning	Commission.			
3	Section 3. That the change in zoning classification contemplated for the Tunnel Car Wash Revised				
4	Short-Form PCD, located at 7706/7708 Cantrell Road (Z-1002-C), is conditioned upon obtaining final plan				
5	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.				
6	Section 4.	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
7	Section 5.	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: Jar	nuary 21, 2020			
18	ATTEST:		APPROVED:		
19					
20					
21	Susan Langley	•	Frank Scott, Jr., Mayor		
22	APPROVED A	AS TO LEGAL FORM:			
23					
24 25	Thomas M. Co	arpenter, City Attorney	_		
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