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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT TITLED HAMILTON STATION PHASE II REVISED PCD, LOCATED NORTH OF 14524 CANTRELL ROAD (Z-7500-J), 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 POD, Planned Office Development, to PCD, Planned Commercial Development:

Z-7500-J: DESCRIBED AS PART OF WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 2, NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID POINT ALSO PLATTED AS THE SOUTHEAST CORNER OF LOT 2, LOWE Addition; THENCE ALONG THE BOUNDARY OF LOT 2, LOWE ADDITION N1°52'31"E 586.80 FEET; THENCE S67°58'59"E 115.12 FEET; THENCE N88°00'00"E 170.00 FEET; THENCE S84°00'00"E 134.00 FEET; THENCE S47°00'00"E 191.00 FEET; THENCE S11°16'35"E 135.40 FEET; THENCE S35°52'43"W 176.06 FEET; THENCE S66°37'42"W 178.89 FEET; THENCE N88°39'29"W 112.87 FEET; THENCE S19°34'05"E 52.84 FEET; THENCE N88°26'2S"W 225.34 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS SIX (6) ACRES, MORE OR LESS.

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

Section 3. That the change in zoning classification contemplated for Hamilton Station Phase II Revised PCD, located at north of 14524 Cantrell Road (Z-7500-J), 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.

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

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

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

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

11 **PASSED: January 23, 2024**

12 **ATTEST:**

APPROVED:

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15 **Susan Langley, City Clerk**

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

16 **APPROVED AS TO LEGAL FORM:**

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

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