

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED OFFICE DEVELOPMENT TITLED MARINA LIFESTYLE MEDICINE REVISED POD, LOCATED AT 16913 CANTRELL ROAD (Z-9872), 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 Revised POD:

Z-9872: DESCRIBED AS A PART OF THE SW 1/4 SW 1/4 OF SECTION 13 AND PART OF THE NW 1/4 NW 1/4 OF SECTION 24, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 NW 1/4, SECTION 24; THENCE S89°12'59"E, ALONG THE NORTH LINE OF SAID NW 1/4 NW 1/4 658.79 FT. TO THE POINT OF BEGINNING, THENCE N20°20'43" E, 208.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10 (CANTRELL ROAD); THENCE S50°45'16" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 28.40 FEET; THENCE S61°16'25" E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 280.73 FEET; THENCE S47°05'02" W 67.16 FT. TO A POINT ON THE SAID NORTH LINE OF THE NW 1/4 NW 1/4, SECTION 24; THENCE S89°23'50" E ALONG SAID NORTH LINE, 8.05 FEET; THENCE S45°27'08" E, 197.17 FEET; THENCE N44°32'52" W, 198.21 FEET TO A POINT ON THE SAID NORTH LINE OF THE NW 1/4 NW 1/4, THENCE N89°23'50" W ALONG SAID NORTH LINE, 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 57,319 SQUARE- FEET, OR 1.3159 ACRES, MORE OR LESS.

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

Section 3. That the change in zoning classification contemplated for Marina Lifestyle Medicine – Revised POD, located at 16913 Cantrell Road (Z-9872), 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.

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

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

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

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

12 **PASSED: February 6, 2024**

13 **ATTEST:**

APPROVED:

14

15 _____
16 **Susan Langley, City Clerk**

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

17 **APPROVED AS TO LEGAL FORM:**

18

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

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //

35 //

36 //