

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED**
5 **CHENAL MARKET REVISED LONG-FORM PCD, LOCATED AT 16105**
6 **CHENAL PARKWAY (Z-6318-F), LITTLE ROCK, ARKANSAS,**
7 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE**
8 **ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

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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-6318-F: A part of the northeast quarter of the northeast quarter and a part of the**
15 **southeast quarter of the northeast quarter, Section 1, Township 1 North, Range 14**
16 **West, Pulaski County, Arkansas, being more particularly described as follows, to-wit:**
17 **Beginning at a set iron pin which is north 89 Degrees 41 minutes 24 seconds west,**
18 **291.33 feet from the southeast corner of said northeast quarter of said northeast**
19 **quarter of the northeast quarter and running thence south 57 degrees 14 minutes 51**
20 **seconds west, 110.04 feet to a set iron pin; thence north 89 degrees 40 minutes 59**
21 **seconds west 243.41 feet to a set iron pin; Thence north 00 degrees 18 minutes 30**
22 **seconds east, 381.55 feet to a point; Thence north 89 degrees 37 minutes 32 seconds**
23 **west, 5.55 feet to a point: Thence north 00 degrees 33 minutes 29 seconds east, 45.34**
24 **feet to a set PK nail: Thence south 89 degrees 30 minutes 01 seconds east, 32.57feet to**
25 **a set PK nail; Thence north 00 degrees 18 minutes 30 seconds east, 435.71 feet to a set**
26 **chiseled "X"; Thence south 74 degrees 05 minutes 58 seconds east, 321.85 feet to a set**
27 **iron pin; Thence south 00 degrees 22 minutes 06 seconds west, 378.06 feet to a found**
28 **PK nail: Thence north 89 degrees 50 minutes 48 seconds west, 40.63 feet to a set**
29 **chiseled "X"; Thence south 00 degrees 18 minutes 47seconds west, 337.83 feet to a set**
30 **iron pin; Thence south 89 degrees 41 minutes 24 seconds east, 39.46 feet to the point**
31 **of beginning.**

32 **Together with easements as contained in easement, covenant and restriction**
33 **agreement made as of May 19, 2009, by and between Kroger Limited Partnership I,**
34 **an Ohio Limited Partnership, and Joe D. Whisenhunt and Margaret Whisenhunt,**

1 **husband and wife, recorded May 22, 2009, as Instrument No. 2009034287, records of**
2 **Pulaski County, Arkansas.**

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

5 **Section 3.** That the change in zoning classification contemplated for Chenal Market Revised Long-
6 Form PCD, located at 16105 Chenal Parkway (Z-6318-F), is conditioned upon obtaining final plan approval
7 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

19 **PASSED: April 16, 2019**

20 **ATTEST:**

APPROVED:

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23 **Susan Langley, City Clerk**

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

24 **APPROVED AS TO LEGAL FORM:**

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

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