1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED OFFICE DEVELOPMENT TITLED
5	O'REILLY SENIOR LIVING FACILITY LONG-FORM POD, LOCATED
6	NORTHWEST OF THE INTERSECTION OF CHENAL VALLEY ROAD
7	AND RAHLING ROAD (Z-9479), LITTLE ROCK, ARKANSAS,
8	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
9	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
10	Noch, mich sing, m b ron of men obes.
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12	ARKANSAS.
13	Section 1. That the zoning classification of the following described property be changed from O-1,
14	Quiet Office District, and C-1, Neighborhood Commercial District, to POD, Planned Office Development:
15	Z-9479: Part of the NE 1/4 of the Section 36, Township 2 North, Range 14 West,
16	Pulaski County, Arkansas more particularly described as: Commencing at the
17	Southeast corner of Tract 7A, Chenal Valley, an Addition to the City of Little Rock,
18	Arkansas; thence N 74 degrees 35 minutes 02 seconds E, 60.00 feet to a point on the
19	east right-of-way line of Chenal Valley Drive; thence southerly along said east right-
20	of-way line, being the arc of a 1,115.92 ft. radius curve to the left, a chord bearing and
21	distance of S 17 degrees 39 minutes 19 seconds E, 149.78 feet to the point of beginning;
22	thence southeasterly along said east right-of-way line the following bearings and
23	distances: 1) southerly along the arc of a 1,115.92-foot radius curve to the left, a chord
24	bearing and distance of S 24 degrees 23 minutes 53 seconds E, 112.71 feet; 2) S 27
25	degrees 17 minutes 34 seconds E, 326.57 feet; 3) S 34 degrees 35 minutes 31 seconds
26	E, 73.06 feet and 4) southeasterly along the arc of a 58.00-foot radius curve to the left,
27	a chord bearing and distance of S 72 degrees 36 minutes 35 seconds E, 71.45 ft. to a
28	point on the north right-of-way line of Rahling Road; thence, northeasterly along said
29	north right-of-way line the following bearings and distances: 1) N 69 degrees 22
30	minutes 20 seconds E, 73.31 feet; 2) N 65 degrees 12 minutes 07 seconds E, 51.22 feet;
31	3) N 70 degrees 34 minutes 49 seconds E, 74.68 feet and 4) N 65 degrees 12 minutes
32	07 seconds E, 652.95 feet; thence, N 24 degrees 47 minutes 07 seconds W departing
33	said north right-of-way line, 571.27 feet; thence, S 65 degrees 12 minutes 07 seconds

W, 930.42 feet to the point of beginning, containing 12.0292 acres, more or less.

34

1	Section 2. That the preliminary site development 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 O'Reilly Senior Living			
4	Facility Long-Form POD, located northwest of the intersection of Chenal Valley Road and Rahling Road			
5	(Z-9479), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article			
6	VII, Section 36-454 (e) of the Code of Ordinances.			
7	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
8	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,			
9	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary			
10	to affect and designate the change provided for in Section 1 hereof.			
11	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or			
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or			
13	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and			
14	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
15	ordinance.			
16	Section 7. <i>Repealer.</i> All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
17				
18	PASSED: April 7, 2020			
19	ATTEST:	APPROVED:		
20				
21				
21 22	Susan Langley, City Clerk	Frank Scott, Jr., Mayor		
23	APPROVED AS TO LEGAL FORM:			
24				
25	The Market Company	-		
26	Thomas M. Carpenter, City Attorney			
27	// //			
28	// //			
29	// //			
30	//			
31	// //			
32	// //			
33	// //			
34 35	// //			
,,)	11			