

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED CALS AND LRWRA SOLAR DEVELOPMENT PID, LOCATED AT 6700 FOURCHE DAM PIKE (Z-9567), 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 R-2, Single-Family District, to PID, Planned Industrial District:

Z-9567: DESCRIBED AS PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 09, TOWNSHIP 01 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AS SHOWN ON A SURVEY BY JAMES L. PHILLIPS DATED OCTOBER 30, 1988, THENCE NORTH 89 DEGREES 27 MINUTES 06 SECONDS WEST 114.50 FEET TO A POINT; THENCE NORTH 01 DEGREE 58 MINUTES 11 SECONDS EAST 22.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 58 MINUTES 20 SECONDS EAST 227.02 FEET TO A POINT; THENCE NORTH 30 DEGREES 56 MINUTES 54 SECONDS EAST 237.79 FEET TO A POINT; THENCE NORTH 20 DEGREES 32 MINUTES 34 SECONDS EAST 237.32 FEET TO A POINT; THENCE NORTH 01 DEGREE 37 MINUTES 01 SECOND EAST 240.72 FEET TO A POINT; THENCE SOUTH 82 DEGREES 32 MINUTES 11 SECONDS EAST 105.51 FEET TO A POINT; THENCE SOUTH 77 DEGREES 18 MINUTES 04 SECONDS EAST 129.07 FEET TO A POINT; THENCE SOUTH 83 DEGREES 42 MINUTES 35 SECONDS EAST 243.04 FEET TO A POINT; THENCE SOUTH 70 DEGREES 12 MINUTES 27 SECONDS EAST 180.45 FEET TO A POINT; THENCE SOUTH 72 DEGREES 01 MINUTE 26 SECONDS EAST 215.27 FEET TO A POINT; THENCE SOUTH 64 DEGREES 03 MINUTES 10 SECONDS EAST

1 248.07 FEET TO A POINT; THENCE SOUTH 01 DEGREE 24 MINUTES 34  
2 SECONDS WEST 2,595.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES  
3 25 MINUTES 31 SECONDS WEST 53.20 FEET TO A POINT; THENCE NORTH  
4 01 DEGREE 27 MINUTES 58 SECONDS EAST 127.35 FEET TO A POINT;  
5 THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST 159.61 FEET  
6 TO A POINT; THENCE SOUTH 01 DEGREE 52 MINUTES 20 SECONDS WEST  
7 128.21 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 31  
8 SECONDS WEST 167,370 FEET TO A POINT; THENCE NORTH 02 DEGREES  
9 00 MINUTES 50 SECONDS EAST 178.27 FEET TO A POINT; THENCE SOUTH  
10 89 DEGREES 55 MINUTES 47 SECONDS WEST 208.86 FEET TO A POINT;  
11 THENCE SOUTH 01 DEGREE 58 MINUTES 11 SECONDS WEST 122.07 FEET  
12 TO A POINT; THENCE SOUTH 01 DEGREES 58 MINUTES 11 SECONDS WEST  
13 58.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 37  
14 SECONDS WEST 590.91 FEET TO A POINT; THENCE NORTH 89 DEGREES 47  
15 MINUTES 04 SECONDS WEST 114.50 FEE TO THE POINT OF BEGINNING,  
16 CONTAINING 3,446,529 SQUARE-FEET OR 79.12 ACRES, MORE OR LESS.

17 LESS AND EXCEPT PROPERTY DESCRIPTION: PART OF THE FRACTIONAL  
18 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 09,  
19 TOWNSHIP 01 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS,  
20 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING  
21 AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL SOUTHWEST  
22 QUARTER OF THE SOUTHWEST QUARTER AS SHOWN ON A SURVEY BY  
23 JAMES L. PHILLIPS DATED OCTOBER 30, 1988, THENCE NORTH 01 DEGREE  
24 55 MINUTES 57 SECONDS EAST 23.11 FEET TO A POINT; THENCE NORTH 89  
25 DEGREES 15 MINUTES 37 SECONDS EAST 590.91 FEET TO A POINT; THENCE  
26 NORTH 02 DEGREES 21 MINUTES 10 SECONDS EAST 58.37 FEET TO A  
27 POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS WEST 5.09  
28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE  
29 24 MINUTES 46 SECONDS WEST 45.00 FEET TO A POINT; THENCE SOUTH  
30 89 DEGREES 50 MINUTES 32 SECONDS WEST 59.62 FEET TO A POINT;  
31 THENCE NORTH 01 DEGREE 24 MINUTES 46 SECONDS EAST 45.57 FEET TO  
32 A POINT; THENCE SOUTH 89 DEGREES 36 MINUTES 36 SECONDS EAST 9.61  
33 FEET TO THE POINT OF BEGINNING, CONTAINING 2,699 SQUARE-FEET,  
34 OR 0.06 ACRES, MORE OR LESS.

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

3       **Section 3.** That the change in zoning classification contemplated for CALS and LRWRA Solar  
4 Development PID, located at 6700 Fourche Dam Pike (Z-9567), 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.** That this ordinance shall not take effect and be in full force until the final plan approval.

7       **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: May 18, 2021**

18 **ATTEST:**

**APPROVED:**

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22 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

23 **APPROVED AS TO LEGAL FORM:**

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

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