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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED OFFICE DEVELOPMENT TITLED CORAL TOWERS, LLC, REVISED POD, LOCATED AT 13705 PLEASANT HILL ROAD (Z-6806-B), 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-6806-B: DESCRIBED AS SITUATED IN THE COUNTY OF PULASKI AND STATE OF ARKANSAS AND DESCRIBED AS FOLLOWS: PART OF THE NORTH 1/2, NORTHEAST 1/4, SOUTHEAST 1/4, SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST, NOW IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2, NORTHEAST 1/4, SOUTHEAST 1/4; THENCE NORTH 03 DEGREES 45 MINUTES 50 SECONDS WEST 654.0 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 01 SECONDS EAST 250.00 FEET; THENCE SOUTH 03 DEGREES 45 MINUTES 50 SECONDS EAST 654.0 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 01 SECONDS WEST 250.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 45L0920002800.

DERIVATION CLAUSE - BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MATT MARSHALL AND LEEANNE MARSHALL, HUSBAND AND WIFE, GRANTEE, FROM WXA ENTERPRISES, INC., GRANTOR BY WARRANTY DEED RECORDED ON JANUARY 13, 2006, AS INSTRUMENT NO: 2006003796 OF PULASKI COUNTY RECORDS.

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 Coral Towers, LLC, Revised POD, located at 13705 Pleasant Hill Road (Z-6806-B), 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: May 21, 2024**

13 **ATTEST:**

APPROVED:

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16 **Susan Langley, City Clerk**

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

17 **APPROVED AS TO LEGAL FORM:**

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

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