

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

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED TRL PROPERTIES REVISED SHORT-FORM PD-O, LOCATED AT 12418 AND 12420 CANTRELL ROAD (Z-5570-D), 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, and PD-O, Planned Development – Office, to Revised PD-O, Planned Development – Office:

**Z-5570-D:** THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 01°42'37" WEST ALONG THE EAST LINE THEREOF 712.61 FEET; THENCE NORTH 87°00'52" WEST LEAVING SAID EAST LINE 495.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°10'28" WEST A DISTANCE OF 685.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANTRELL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 87°05'26" WEST A DISTANCE OF 88.69 FEET; THENCE SOUTH 84°43'12" WEST A DISTANCE OF 89.89 FEET; THENCE NORTH 02°07'44" EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 707.26 FEET; THENCE SOUTH 86°57'24" EAST A DISTANCE OF 89.08 FEET; THENCE SOUTH 86°59'37" EAST A DISTANCE OF 88.98 FEET TO THE POINT OF BEGINNING. CONTAINING 2.84 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 TRL Properties Revised Short-Form PD-O, located at 12418 and 12420 Cantrell Road (Z-5570-D), is conditioned upon obtaining final

1 plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of  
2 Ordinances.

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

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

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

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

14 **PASSED: June 4, 2019**

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16 **ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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

20 **APPROVED AS TO LEGAL FORM:**

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

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