



1 34.29 FEET TO A SET CHISELED "X" THENCE N02°26'14"E, 147.43 FEET TO  
2 A SET CHISELED "X" THENCE ALONG A CURVE TO THE RIGHT WITH A  
3 RADIUS OF 93.50 FEET AN ARC LENGTH OF N06°44'56"E, 80.58 FEET TO A  
4 FOUND "X" IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT, WITH  
5 A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 12.16 FEET AND A CHORD  
6 BEARING AND DISTANCE OF S72°27'26"E, 11.97 FEET TO A FOUND "X" IN  
7 CONCRETE, THENCE S89°40'20"E, 178.04 FEET TO A SET CHISELED "X",  
8 THENCE S89°40'20"E, 194.67 FEET TO A FOUND "X" IN CONCRETE, THENCE  
9 ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AN ARC  
10 LENGTH OF 47.29 FEET AND A CHORD BEARING AND DISTANCE OF  
11 N45°23'23"E, 42.54 FEET TO A SET CHISELED "X", THENCE N00°22'00"E,  
12 143.66 FEET TO A FOUND "X" IN CONCRETE, THENCE ALONG A CURVE TO  
13 THE RIGHT, WITH A RADIUS OF 100.00 FEET AN ARC LENGTH OF 23.12  
14 FEET AND A CHORD BEARING AND DISTANCE OF N06°42'17"E, 23.07 FEET  
15 TO A FOUND "X" IN CONCRETE, THENCE N11°19'51"E, 1.50 FEET TO A  
16 FOUND "X" IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT WITH  
17 A RADIUS OF 30.00 FEET AN ARC LENGTH OF 10.33 FEET AND A CHORD  
18 BEARING AND DISTANCE OF N03°52'48"E, 10.28 FEET TO A FOUND PK  
19 NAIL, THENCE S74°23'47"E, 33.15 FEET TO A SET CHISELED "X", THENCE  
20 N16°15'14"E, 9.99 FEET TO A SET CHISELED "X", THENCE S74°05'58"E, 535.58  
21 FEET TO A SET CHISELED "X", THENCE S00°22'06"W, 378.06 FEET TO A  
22 FOUND PK NAIL, THENCE N89°50'48"W, 40.63 FEET TO A SET CHISELED  
23 "X", THENCE S00°18'47"W, 337.83 FEET TO A SET IRON PIN, THENCE  
24 S89°41'24"W, 39.46 FEET TO THE POINT OF BEGINNING CONTAINING 17.62  
25 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAY  
26 OF RECORD.

27 **LESS AND EXCEPT**

28 **THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED**  
29 **WITHIN THE REGULATORY FLOODWAY WHICH IS HEREBY ZONED OS,**  
30 **OPEN SPACE DISTRICT.**

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

33 **Section 3.** That the change in zoning classification contemplated for Chenal Market Revised Long-  
34 Form PCD, located at 16105 Chenal Parkway (Z-6318-E), is conditioned upon obtaining final plan approval  
35 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 designated district map be and is hereby amended to the extent and in the respects necessary  
4 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: June 6, 2017**

13 **ATTEST:**

**APPROVED:**

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16 **Susan Langley, City Clerk**

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**Mark Stodola, Mayor**

17 **APPROVED AS TO LEGAL FORM:**

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

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