1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A REVISED PLANNED INDUSTRIAL		
5	DEVELOPMENT TITLED 4200 HOERNER, LLC, PID, LOCATED AT		
6	4200 HOERNER ROAD (Z-8546-A), LITTLE ROCK, ARKANSAS,		
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE		
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
9			
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
11	ARKANSAS.		
12	Section 1. That the zoning classification of the following described property be changed from I-2,		
13	Light Industrial District, to PID, Planned Industrial Development:		
14	Z-8546-A : DESCRIBED AS BEING A PART OF THE NW1/4 NW1/4 OF SECTION		
15	29, T-1-N, R-12-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY		
16	DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID		
17	NW1/4 NW1/4, AT A FOUND 3/4" REBAR; THENCE ALONG THE NORTH LINE		
18	OF SAID NW1/4 NW1/4 S87°14'22"E 379.82 FEET (DEEDED 379.40 FEET) TO A		
19	FOUND ONEW (1)-INCH PIPE FOR THE POINT OF BEGINNING; THENCE		
20	CONTINUE ALONG SAID NORTH LINE S87°14'22''E 372.20 FEET TO A FOUND		
21	(1)-INCH PIPE ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI		
22	PACIFIC RAILROAD COMPANY AND CHICAGO, ROCK ISLAND, AND		
23	PACIFIC RAILWAY COMPANY JOINT RIGHT-OF-WAY; THENCE LEAVING		
24	SAID NORTH LINE ALONG SAID RIGHT-OF-WAY S21°07'04"E 684.99 FEET		
25	(DEEDED 684.30 FEET) TO A FOUND 5/8-INCH REBAR ON THE NORTH		
26	RIGHT-OF-WAY OF HOERNER STREET; THENCE LEAVING SAID WEST		
27	RIGHT-OF-WAY, ALONG SAID NORTH RIGHT-OF-WAY N87°08'47''W 650.00		
28	FEET TO A FOUND 5/8-INCH REBAR; THENCE LEAVING SAID RIGHT-OF-		
29	WAY N02°48'29"E 625.30 FEET TO THE POINT OF BEGINNING, CONTAINING		
30	7.34 ACRES, MORE OR LESS. ALSO KNOWN AS A PART OF LOT D, LITTLE		
31	ROCK INDUSTRIAL DISTRICT, PULASKI COUNTY, ARKANSAS.		
32	AND		
33	BEING A PART OF THE NW1/4 NW1/4 OF SECTION 29, T-1-N, R-12-W,		
34	PULASKI COUNTY ARKANSAS MORE PARTICULARLY LINE OF SAID		

	NW1/4 NW1/4 S87°14'22''E 752.02 FEET (DEEDED 751.60 FEET) TO A FOUND			
2	(1)-INCH PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE			
3	ALONG SAID NORTH LINE S87°14'22"E 44.20 FEET TO A FOUND 5/8-INCH			
Ļ	REBAR; THENCE LEAVING SAID NORTH LINE S41°45'33"E 70.70 FEET TO A			
í	FOUND ½-INCH REBAR; THENCE S02°39'12"W 162.10 FEET TO A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI RAILROAD COMPANY AND CHICAGO, ROCK ISLAND, AND PACIFIC RAILWAY COMPANY JOINT RIGHT-OF-WAY; THENCE ALONG SAID			
5				
	RIGHT-OF-WAY N21°07'04"W 232.40 FEET (DEEDED 232.10 FEET) TO THE			
	POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.			
	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Roc			
	Planning Commission.			
	Section 3. That the change in zoning classification contemplated for 4200 Hoerner, LLC, PID, located			
	at 4200 Hoerner Road (Z-8546-A), 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.			
	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock			
	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary			
	to affect and designate the change provided for in Section 1 hereof.			
	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, o			
	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and			
	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
	ordinance.			
	Section 7. Repealer. 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.			
	PASSED: August 15, 2023			
	ATTEST:	APPROVED:		
	Susan Langley, City Clerk	Frank Scott, Jr., Mayor		
	APPROVED AS TO LEGAL FORM:			
	Thomas M. Carpenter, City Attorney			