1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A REVISED PLANNED COMMERCIAL		
5	DEVELOPMENT TITLED CANTRELL WEST RETAIL CENTER - PCD,		
6	LOCATED AT 15122 CANTRELL ROAD (Z-5817-N), LITTLE ROCK,		
7	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
8	OF LITTLE 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 R-2,		
13	Singl- Family District and PDO, Planned District - Office, to PCD Planned Commercial Development:		
14	<b>Z-5817-N</b> : Described as all of Lots 1 and 2 Magnolia Terrace Addition to the City of		
15	Little Rock, filed for record Book H, Page 797, Records of Pulaski County, Arkansas;		
16			
17	Lands lying in the Fractional Northwest Quarter of the Fractional Northwest Quarter		
18	of Section 19, Township 2 North, Range 13 West, City of Little Rock, Pulaski County,		
19	Arkansas more particularly as follows:		
20			
21	Beginning at the Northwest Corner of the said Lot 1 Magnolia Terrace Addition		
22	South 01 degrees 04 minutes 14 seconds East 215.11 feet to a point on the North Right-		
23	of-Way of Arkansas Highway 10 (Cantrell Road); thence along said North Right-of-		
24	Way North 75 degrees 17 minutes 14 seconds West 43.28 feet to a point on the East		
25	Line of Rummel Road; thence leaving said North Right-of-Way along said East Right-		
26	of-Way North 15 degrees 07 minutes 42 seconds West 88.12 feet; thence North 64		
27	degrees 10 minutes 10 seconds West 128.45 feet; thence North 13 degrees 13 minutes		
28	58 seconds West 75.40 feet to a point on the North Line of the said Fractional		
29	Northwest Quarter of the Fractional Northwest Quarter; thence leaving said East		
30	Right-of-Way Line along said North Line South 86 degrees 56 minutes 34 seconds		
31	East 193.99 feet to the point of beginning; All containing 3.089 acres more or less.		
32	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
33	Planning Commission		

1	Section 3. That the change in zoning classification contemplated for Cantrell West Retail Center PCD,		
2	located at 15122 Cantrell Road (Z-5817-N), is conditioned upon obtaining final plan approval within the		
3	time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
4	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
5	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
6	Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects		
7	necessary to affect and designate the change provided for in Section 1 hereof.		
8	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
9	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
10	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and		
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
12	ordinance.		
13	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
14	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
15	PASSED: August 20, 2024		
16			
17	ATTEST:	APPROVED:	
18			
19 20	Allison Segars, Acting City Clerk	Frank Scott, Jr., Mayor	
21	APPROVED AS TO LEGAL FORM:		
22			
23		_	
24	Thomas M. Carpenter, City Attorney		
25	//		
26	//		
27	//		
28	//		
29	//		
30	//		
31	//		
32	//		
33	//		
34	//		
35	//		