

1   ORDINANCE NO. \_\_\_\_\_  
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3           **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**  
4           **AND TO ESTABLISH A REVISED PLANNED OFFICE DEVELOPMENT**  
5           **TITLED APEX REAL ESTATE – POD, LOCATED AT 13151 CANTRELL**  
6           **ROAD (Z-10020), LITTLE ROCK, ARKANSAS, AMENDING THE**  
7           **OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,**  
8           **ARKANSAS; AND FOR OTHER PURPOSES.**  
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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 Single-Family District to POD, Planned Office Development:

14           **Z-10020:** Described as a part of the W1/2 of the NE1/4 of Section 20, Township 2 North,  
15           **Range 13 West, City of Little Rock, Pulaski County, Arkansas, more particularly**  
16           **described as follows: Commence at an iron pin marking the center of said Section 20,**  
17           **thence run North 01°32'39" East along the North and South centerline of said Section**  
18           **20 to an iron pin marking the South right of way line of Arkansas State Highway 10 for**  
19           **the point of beginning; thence run South 01°32'39" West 210.65 feet; thence run South**  
20           **88°34'40" East 76.3 feet; thence run North 01°32'39" East to the South right of way line**  
21           **of Arkansas State Highway 10; thence run Northwesterly along said South right of way**  
22           **line of Arkansas State Highway 10, 97.175 feet to the point of beginning. LESS AND**  
23           **EXCEPT, that part deeded to the Arkansas State Highway Commission in Warranty**  
24           **Deed recorded as instrument No. 87-02123, records of Pulaski County, Arkansas, to**  
25           **wit: Part of the Northwest Quarter of the Northeast Quarter of Section 20, Township**  
26           **2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as**  
27           **follows: Starting at the Southwest corner of the Northwest Quarter of the Northeast**  
28           **Quarter of said Section 20; thence North 00°48'02" East along the West line thereof,**  
29           **331.08 feet to a point on the proposed Southwesterly right of way line of Arkansas State**  
30           **Highway 10 for the point of beginning; thence continue North 00°48'02" East along said**  
31           **line, 5.75 feet to a point on the existing Southwesterly right of way line of said Arkansas**  
32           **State Highway 10; thence in a Southwesterly direction along said existing right of way**  
33           **line on a curve to the left having a radius of 1472.39 feet, a distance of 94.13 feet to a**  
34           **point; thence South 03°35'12" West 9.85 feet to a point on the proposed Southwesterly**

1 **right of way line of said Arkansas State Highway 10; thence North 60°46'07" West**  
2 **along said proposed right of way line 95.56 feet to the point of beginning..**

3 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock  
4 Planning Commission.

5 **Section 3.** That the change in zoning classification contemplated for Apex Real Estate - POD, located  
6 at 13151 Cantrell Road (Z-10020), is conditioned upon obtaining final plan approval within the time  
7 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

19 **PASSED: September 17, 2024**

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21 **ATTEST:**

**APPROVED:**

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23 \_\_\_\_\_  
24 **Allison Segars, Acting City Clerk**

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**Frank Scott, Jr., Mayor**

25 **APPROVED AS TO LEGAL FORM:**

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

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