

1   ORDINANCE NO. \_\_\_\_\_

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3           **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**  
4           **AND TO ESTABLISH A REVISED PLANNED COMMERCIAL DISTRICT,**  
5           **TITLED SAMPSON AUTO SERVICE PCD, LOCATED AT 8315**  
6           **COLONEL GLENN ROAD (Z-5981-A), LITTLE ROCK, ARKANSAS,**  
7           **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE**  
8           **ROCK, 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 PCD, Planned Commercial Development:

14            **Z-5981-A:** Described as Tract 1: Part of Block 5 of Amended Plat of Pike Addition,  
15            City of Little Rock, Pulaski County, Arkansas, being more particularly described as  
16            follows: Beginning at the northeast corner of said Block 5, thence along the arc of a  
17            curve to the right having a bearing of South 64 degrees 40 minutes West and chord  
18            distance of 152.2 feet along the north line of Block 5 to the point of beginning; thence  
19            South 16 degrees 23 minutes East 148;44 feet; thence South 5 degrees 39minutes East  
20            220 feet; thence North 89 degrees 31 minutes West 178 feet; thence north along the  
21            west line of the Northwest Quarter of the Northeast Quarter of Section 23, Township  
22            1 North, Range 13 West, a distance of 319.6 feet; thence east along the north line-of  
23            Block 5 of said Addition to the Point of Beginning.

24    **LESS AND EXCEPT**

25            Part of Lots 4-6, Block 5, and the east half of the formerly platted street lying west of  
26            and adjoining Lot 6, Pike Addition to the City of Little Rock, Township 1 North,  
27            Range 13 West, Pulaski County, Arkansas more particularly described as follows:  
28            starting at the Southwest Corner of the Northwest Quarter of the Northeast Quarter  
29            of Section 23; thence North 01 degrees 27 minutes 09 seconds east along the west line  
30            thereof a distance of 307.33 feet to -a point on the proposed Southerly right-of way  
31            line of State Highway 5 for the Point of Beginning; thence continue North 01 degrees  
32            27 minutes 09 seconds East along said west line a distance of 32.03 feet to a point on  
33            the existing southerly right-of way line of said State Highway 5; thence in a north-  
34            easterly direction along said existing right-of way line on a curve to the left having a

1 radius of 1,262.17 feet a distance -of 121.45 feet to a point; thence South 14 degrees  
2 52 minutes 46 seconds East a distance of 36.01 feet to a point on the proposed  
3 Southerly right-of way line of State Highway 5; thence South 74 degrees 10 minutes  
4 48 seconds West along said proposed right-of way line-a distance of 130.20 feet to the  
5 Point of Beginning.

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

8 **Section 3.** That the change in zoning classification contemplated for Sampson Auto Service PCD,  
9 located at 8315 Colonel Glenn Road (Z-5981-A), is conditioned upon obtaining final plan approval within  
10 the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

22 **PASSED: October 17, 2023**

23 **ATTEST:**

**APPROVED:**

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25 \_\_\_\_\_  
26 **Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**

27 **APPROVED AS TO LEGAL FORM:**

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

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