1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED		
5	PORTER SHORT-FORM PCD, LOCATED ON THE SOUTHEAST		
6	CORNER OF HIGHWAY 10 AND FERNDALE CUTOFF ROAD (Z-9151),		
7	PULASKI COUNTY, ARKANSAS, AMENDING THE OFFICIAL ZONING		
8	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
9	PURPOSES.		
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11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
12	ARKANSAS.		
13	Section 1. That the zoning classification of the following described property be changed from R-2,		
14	Single-Family District, to PCD, Planned Commercial Development District:		
15	Z-9151 : A part of the SW ¼ of the SE ¼ of Section 8, Township 2 North, Range 14		
16	West, Pulaski County, Arkansas described as follows: Commencing at the southwest		
17	corner of said southwest quarter of the southeast quarter thence North 87°12'58"		
18	West along the South line thereof for 173.12 feet to a point in the center of Ferndale		
19	Cutoff said point also being the point of beginning; thence along said centerline the		
20	following course: thence North 03°31'33" West 174.55 feet; thence North 05°36'02"		
21	East 85.70 feet; thence North 16°59'34" East 134.45 feet; thence North 26°51'10"E		
22	156.34 feet to a point on the south right-of-way line of Highway 10; thence along said		
23	South right-of-way line the following courses: South 45°21'19" East 345.80 feet;		
24	thence South 44°38'41" West 30.0 feet; thence South 45°21'19" East 416.04 feet to a		
25	point on the south line of the southwest quarter of the southeast quarter; thence North		
26	$87^{\circ}20'48''$ West along said south line thereof 629.16 feet to the point of beginning		
27	containing 4.22 acres, more or less.		
28	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
29	Rock Planning Commission.		
30	Section 3. That the change in zoning classification contemplated for Porter Short-Form PCD, located		
31	on the southeast corner of Highway 10 and Ferndale Cutoff Road (Z-9151), is conditioned upon obtaining		
32	final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of		
33	Ordinances.		

1	Section 4. That this ordinance shall not ta	ke 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	s, 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: September 6, 2016		
13	ATTEST:	APPROVED:	
14			
15 16	Susan Langley, City Clerk	Mark Stodola, Mayor	
		Mark Stouola, Mayor	
17	APPROVED AS TO LEGAL FORM:		
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19 20	Thomas M. Carpenter, City Attorney		
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