1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL		
5	TITLED CARMAN STR-2 PD-C, LOCATED AT 523 EAST 6 TH STREET (Z-		
6	9293-A), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL		
7	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR		
8	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-4A,		
13	Low Density Residential District, to PD-C, Planned Development - Commercial:		
14	Z-9293-A : Described as that part of Fowler Block in Stevenson's Addition to the City		
15	of Little Rock, Pulaski County, Arkansas, described as follows: Begin at the northeast		
16	corner of said Fowler Block; thence run west sixty (60) feet (deed, measures 60.3 feet)		
17	along the south line of East 6 th Street; thence run south 150 feet (deed, measures 154.0		
18	feet to a found iron pin in a fence) parallel to the west line of Sherman Street; thence		
19	run east sixty (60) feet parallel to the south line of East 6th Street (deed, measure east		
20	71.9 feet to the west line of Sherman Street and a found iron pin along the west right-		
21	of-way of Sherman Street); thence run north 150 feet along the west line of Sherman		
22	Street (deed, measures 154.6 feet) to the point of beginning. Based on survey to the		
23	south of Penzel Apartments and monuments located at the property.		
24	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
25	Planning Commission.		
26	Section 3. That the change in zoning classification contemplated for Carman STR-2 PD-C, located at		
27	523 East 6 th Street (Z-9293-A), is conditioned upon obtaining final plan approval within the time specified		
28	by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
29	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
30	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
31	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
32	to affect and designate the change provided for in Section 1 hereof.		
33	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		

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1	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
2	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
3	ordinance.		
4	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
5	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
6	PASSED: January 23, 2024		
7	ATTEST:	APPROVED:	
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9 10	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
11	APPROVED AS TO LEGAL FORM:	1 141111 50000, 010, 1124, 01	
12	THE VESTIGATION OF THE STATE OF		
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14	Thomas M. Carpenter, City Attorney	•	
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