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 CHICOT TIRE SHOP – PD-C, LOCATED AT 7101 BASELINE
6	ROAD (Z-9818), LITTLE ROCK, ARKANSAS, AMENDING THE
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	ARKANSAS; AND FOR OTHER PURPOSES.
8 9	ARRANSAS, AND FOR OTHER FURIOSES.
9	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 PD-C, Planned Development – Commercial:
14	<u>Z-9818</u> : DESCRIBED AS THE WEST 3/4 OF NE1/4 OF NW1/4 OF SECTION 1,
15	TOWNSHIP 1 SOUTH, RANGE 13 WEST, LESS THE WEST 330 FEET
16	THEREOF, AND LESS THE EAST 338.75 FEET THEREOF, AND LESS THE
17	FOLLOWING DESCRIBED TRACT, TO-WIT: BEGIN AT A POINT ON THE
18	SOUTH LINE OF THE BASE LINE ROAD WHICH IS 338.75 FEET WEST OF
19	AND TWENTY-FIVE (25) FEET SOUTH OF THE NORTHEAST CORNER OF
20	SAID WEST 3/4 OF NE1/4 OF NW1/4; THENCE RUN SOUTH 526 FEET;
21	THENCE RUN WEST 191 FEET; THENCE RUN NORTH 526 FEET; THENCE
22	RUN EAST 191 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 660
23	FEET THEREOF.
24	LESS AND EXCEPT
25	THE SOUTH 111 FEET OF THE ABOVE DESCRIBED PROPERTY WHICH
26	SHALL REMAIN ZONED R-2, SINGLE-FAMILY DISTRICT.
27	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
28	Planning Commission.
29	Section 3. That the change in zoning classification contemplated for Chicot Tire Shop PD-C, located
30	at 7101 Baseline Road (Z-9818), is conditioned upon obtaining final plan approval within the time specified
31	by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
32	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

1	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Roc	:k,
2	arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessa	ry
3	o affect and designate the change provided for in Section 1 hereof.	

4 Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 5 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 6 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 8 ordinance.

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

11 **PASSED: October 17, 2023**

12	ATTEST:

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15 Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM:

Frank Scott, Jr., Mayor

APPROVED:

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19	Thomas M. Carpenter, City Attorney
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