ORDINANCE NO
AN OPPINANCE TO APPROVE A DI ANNER GONING REVEL OPLICATI
AN ORDINANCE TO ARREST A REALIST TONING REVEL OR TENT
AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
HALL REVISED SHORT-FORM PCD, LOCATED AT 13311 LAWSON
ROAD (Z-5801-A), PULASKI COUNTY, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.
BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
ARKANSAS.
Section 1. That the zoning classification of the following described property be changed from PCD,
Planned Commercial Development, to Revised PCD, Planned Commercial Development:
<b>Z-5801-A</b> : Part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, T-1-N, R-13-W,
in Pulaski County, Arkansas, more particularly described as follows, to wit:
Beginning twenty-five (25) feet south of and 297.5 feet west of the northeast corner of
said W $\frac{1}{2}$ , NW $\frac{1}{4}$ , SE $\frac{1}{4}$ ; thence south 470.0 feet; thence west 167.0 feet; thence north
470.0 feet; thence east 167.0 feet to the point of beginning.
Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
Rock Planning Commission and with the following additional conditions:
1. There shall be no burning of waste and debris from the landscape business and/or any future
user of this site.
2. There shall be no refuse from job sites brought to this site for storage or disposal.
3. The hours of operation for the quiet business users are limited to weekdays from 8:00 AM
to 6:00 PM. The landscape business hours are limited to 7:00 AM to 6:00 PM, Monday
through Friday.
4. There shall be no outdoor activity at the site such as starting of mowers and
lawn equipment and any other equipment in the future which may need testing before 8:00
AM.
5. All parking of vehicles, trailers and/or equipment is to be located behind
the existing chain link fence and parked in areas which limits visibility from Lawson Road.
6. There is to be no outdoor storage of materials by the landscape company such as bulk
materials, plant materials, etc.  7. If the site is used by a construction company, there is to be no outdoor storage of materials.
7. If the site is used by a construction company, there is to be no outdoor storage of materials or equipment at the site

1 8. The Grounds Guys Landscape Maintenance Company currently located at this site is 2 allowed to use the storage area behind the fenced area along the southern perimeter of the 3 site for its lawn care related trucks and trailers. Mr. Hall, the current owner, is allowed to 4 store his personal items in the storage area, limited to items that are not used for business 5 purposes. All equipment stored behind the fence, must be owned solely by the Grounds 6 Guys for lawn care purposes or Mr. Hall for personal use. No equipment weighing more 7 than 8,000 pounds can be stored on the property. 8 9. All current and future tenants (except the Grounds Guys) will meet the definition of "quiet 9 business", with no equipment allowed to be stored outside of the office building at any 10 time or anywhere on the premise. 11 a. Quiet business is defined as a business that only uses the buildings for office purposes, and 12 has no outside need for storage of equipment, vehicles, supplies or related materials used 13 in conjunction with the operations of the business. 14 10. Future users of the office space, when the Grounds Guys vacate the premises, must meet 15 the definition of "quiet business". 16 Section 3. That the change in zoning classification contemplated for Hall Revised Short-Form PCD, 17 located at 13311 Lawson Road (Z-5801-A), is conditioned upon obtaining final plan approval within the 18 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances. 19 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval. 20 Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, 21 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary 22 to affect and designate the change provided for in Section 1 hereof. 23 Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 24 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 25 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 26 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 27 ordinance. 28 Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 29 the provisions of this ordinance are hereby repealed to the extent of such inconsistency. 30 PASSED: October 18, 2016 31 **APPROVED:** ATTEST:

Susan Langley, City Clerk

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Mark Stodola, Mayor

## APPROVED AS TO LEGAL FORM: 1 2 3 4 Thomas M. Carpenter, City Attorney 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // // 13 // 14 15 // 16 // 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // // 31 32 // 33 // 34 // 35 // 36 //