1	ORDINANCE NO			
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT			
4	AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT,			
5	TITLED MCGRATH1 STR-2 PCD, LOCATED AT 407 NORTH VAN			
6	BUREN STREET (Z-9761), LITTLE ROCK, ARKANSAS, AMENDING			
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,			
8	ARKANSAS; AND FOR OTHER PURPOSES.			
9				
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-4,			
13	Two-Family District, to PCD, Planned Commercial Development:			
14	<u>Z-9761</u> : Described as Lot 8, Block 1, of Pfeifer's Addition to the City of Little Rock,			
15	Pulaski County, Arkansas.			
16	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock			
17	Planning Commission.			
18	Section 3. That the change in zoning classification contemplated for McGrath1 STR-2 PCD, located			
19	at 407 North Van Buren Street (Z-9761), is conditioned upon obtaining final plan approval within the time			
20	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.			
21	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
22	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,			
23	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary			
24	to affect and designate the change provided for in Section 1 hereof.			
25	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or			
26	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or			
27	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and			
28	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
29	ordinance.			
30	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with			
31	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
32	PASSED: November 21, 2023			
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1	ATTEST:	APPROVED:	
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3 4	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
5	APPROVED AS TO LEGAL FORM:	, , ,	
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8	Thomas M. Carpenter, City Attorney		
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