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 JO INVESTMENTS STR-2 PD-C, LOCATED AT 1323
6	CUMBERLAND STREET (Z-9830), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR 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	<u>Z-9830</u> : Described as part of Lot 6, Block 48, Original City of Little Rock, Pulaski
15	County, Arkansas, described as follows: Beginning at the southwest corner of said
16	Lot 6; thence run north along the west line of said Lot 6 a distance of 39.5 feet; thence
17	easterly a distance of 96.1 feet; thence south 38.8 feet to a point on the south line of
18	said Lot 6; thence westerly along said south line of Lot 6 a distance of 97.4 feet to the
19	point of beginning.
20	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
21	Planning Commission.
22	Section 3. That the change in zoning classification contemplated for Jo Investments STR-2 PD-C,
23	located at 1323 Cumberland Street (Z-9830), is conditioned upon obtaining final plan approval within the
24	time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
25	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
26	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
27	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
28	to affect and designate the change provided for in Section 1 hereof.
29	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
30	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
31	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
32	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
33	ordinance.

PASSED: December 5, 2023		
ATTEST:	APPROVED:	
Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
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