1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED DISTRICT - INDUSTRIAL, TITLED
5	NATURAL STATE CONCRETE SUPPLY PD-I/OS, LOCATED AT 8806
6	MABELVALE PIKE (Z-6815-B), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, 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 I-2
13	Light Industrial District, to PD-I/OS, Planned District – Industrial and Open Space District:
14	Z-6815-B: DESCRIBED AS PD-I, PLANNED DISTRICT – INDUSTRIAL: A
15	PART OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4),
16	SECTION 34, TOWNSHIP 1 NORTH (T1N), RANGE 13 WEST (R13W), PULASKI
17	COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS
18	FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4, SE
19	1/4, SECTION 34; N-88 DEG 39 MIN 16 SEC-W, 445.0 FEET, ALONG THE SOUTH
20	LINE OF NW 1/4, SE 1/4, SECTION 34; THENCE N-1DEG 16 MIN 58 SEC-E,
21	654.45 FEET; THENCE S-88 DEG 54 MIN 26 SEC-E, 445.0 FEET; THENCE S 89
22	DEG 05 MIN 19 SEC-E, 666.32 FEET; THENCE S 38 DEG 14 MIN 14 SEC-E, 429.81
23	FEET TO THE POINT OF BEGINNING: THENCE N 89 DEG 23 MIN 20 SEC-W,
24	192.60 FEET; THENCE N 38 DEG 14 MIN 14 SEC-W, 237.69 FEET; THENCE N
25	89 DEG 05 MIN 19 SEC-W, 474.18 FEET; THENCE S 00 DEG 59 MIN 02 SEC-W,
26	430.60 FEET; THENCE N 89 DEG 23 MIN 047 SEC-E, 1027.72 FEET; THENCE N
27	45 DEG 37 MIN 29 SEC W, 81.49 FEET; THENCE N 38 DEG 14 MIN 14 SEC-W,
28	239.45 FEET TO THE POINT OF BEGINNING, APPROXIMATELY 7.463
29	ACRES. DESCRIBED AS OS, OPEN SPACE DISTRICT: A PART OF THE
30	NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4), SECTION 34,
31	TOWNSHIP 1 NORTH (T1N), RANGE 13 WEST (R13W), PULASKI COUNTY,
32	ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS
33	FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4, SE
34	1/4, SECTION 34; N-88 DEG 39 MIN 16 SEC-W, 445.0 FEET, ALONG THE SOUTH

1	LINE OF NW 1/4, SE 1/4, SECTION 34; THENCE N-1DEG 16 MIN 58 SEC-E,	
2	654.45 FEET; THENCE S-88 DEG 54 MIN 26 SEC-E, 445.0 FEET; THENCE S 89	
3	DEG 05 MIN 19 SEC-E, 666.32 FEET; THENCE S 38 DEG 14 MIN 14 SEC-E, 429.81	
4	FEET THENCE N 89 DEG 23 MIN 20 SEC-W, 192.60 FEET; THENCE N 38 DEG	
5	14 MIN 14 SEC-W, 237.69 FEET; THENCE N 89 DEG 05 MIN 19 SEC-W, 474.18	
6	FEET; THENCE S 00 DEG 59 MIN 02 SEC-W, 430.60 FEET; THENCE N 89 DEG	
7	23 MIN 047 SEC-E, 1027.72 FEET; THENCE S 45 DEG 37 MIN 29 SEC E, 72.26	
8	FEET; THENCE S-34 DEG 27 MIN 45 SEC W, 30.2 FEET; THENCE N-89 DEG 23	
9	MIN 54 SEC W, 1,188.05 FEET TO THE POINT OF BEGINNING,	
10	APPROXIMATELY 13.272 ACRES.	
11	Section 2. That the preliminary site development plan/plat be approved as recommended to the Li	ttle
12	Rock Planning Commission.	
13	Section 3. That the change in zoning classification contemplated for Natural State Concrete Sup-	ply
14	PD-I/OS, located at 8806 Mabelvale Pike (Z-6815-B), is conditioned upon obtaining final plan appro	val
15	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.	
16	Section 4. That this ordinance shall not take effect and be in full force until the final plan approva	l.
17	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Ro	ck,
18	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necess	ary
19	to affect and designate the change provided for in Section 1 hereof.	
20	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,	or
21	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration	or
22	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force a	and
23	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of	the
24	ordinance.	
25	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent w	ith
26	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
27	PASSED: February 15, 2022	
28	ATTEST: APPROVED:	
29		
30 31	Susan Langley, City Clerk Frank Scott. Jr., Mayor	
32	APPROVED AS TO LEGAL FORM:	
33		
34	There M. Community City Attack	
35	Thomas M. Carpenter, City Attorney	