ORDINANCE NO.	
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED OUR
HOUSE SHORT-FORM POD, LOCATED AT 302 EAST ROOSEVELT
ROAD (Z-5239-I), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

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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 PD-O, Planned Development-Office, and R-4, Two Family Residential, to POD, Planned Office Development:

Z-5239-I: Lands lying in the Southwest Quarter of Section 11, Township 1 North, Range 12 West, Pulaski County, Arkansas, and part of the J.R. Van Franks Subdivision to the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the northeast corner of Lot 10, Block 4 of the J.R. Franks Subdivision to the City of Little Rock, Pulaski County, Arkansas, which is also the point of beginning; thence South 02 degrees 00 minutes 44 seconds West 408.72 feet; thence South 02 degrees 02 degrees 27 minutes 32 seconds West 103.89 feet to a point which is also the north right-of-way of East Roosevelt Road; thence continue along said Right-of-Way North 86 degrees 59 minutes 00 seconds West 519.37 feet; thence leaving said Right-of-Way North 03 degrees 14 minutes 04 seconds East 81.81 feet; thence North 19 degrees 18 minutes 52 seconds West 73.00 feet; thence North 36 degrees 59 minutes 52 seconds West 86.00 feet; thence North 52 degrees 14 minutes 52 seconds West 69.00 feet; thence North 62 degrees 29 minutes 49 seconds West 19.63 feet; thence North 32 degrees 50 minutes 46 seconds East 71.00 feet; thence North 13 degrees 35 minutes 46 seconds East 42.00; thence North 06 degrees 31 minutes 46 seconds East 139.76 feet to a point which is also the south right-of-way of East 24th Street; thence continue along said right-of-way South 87 degrees 40 minutes 52 seconds East 307.11 feet; thence South 87 degrees 40 minutes 52 seconds East 309.82 feet to the point of beginning containing 6.925 acres, more or less.

1	Section 2. I nat the preliminary site develop	pment plan/plat be approved as recommended by the Little	
2	Rock Planning Commission.		
3	Section 3. That the change in zoning classification contemplated for the Our House Short-Form POD		
4	located at 302 East Roosevelt Road (Z-5239-I), is conditioned upon obtaining final plan approval within		
5	the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
6	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
7	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
8	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessar		
9	to affect and designate the change provided for in Section 1 hereof.		
10	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
11	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
12	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
13	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
14	ordinance.		
15	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
16	the provisions of this ordinance are hereby repea	aled to the extent of such inconsistency.	
17	PASSED: February 18, 2020		
18	ATTEST:	APPROVED:	
19			
20 21	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
22	APPROVED AS TO LEGAL FORM:	Trank Scott, 911, 1111, 91	
23	THE TOTAL TOTAL TOTAL		
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25	Thomas M. Carpenter, City Attorney		
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