# AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DISTRICT - COMMERCIAL TITLED WOOBANK HAIR SALON REVISED PD-C, LOCATED AT 14104 TAYLOR LOOP ROAD (Z-6237-B), LITTLE ROCK, 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 PD-O, Planned Development - Office, to PD-C, Planned Development - Commercial:

Z-6237-B: Described as part of the NE1/4 NW1/4, Section 19, Township 2 North, Range 13 West, in the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning 300 feet north of the southeast corner of the said NE1/4 NW1/4; thence West 302 feet; thence north eighty (80) feet; thence east 302 feet; thence south eighty ( 80 ) feet to the point of beginning, less and except any portion thereof lying in the right-of-way of Taylor Loop Road, also less and except part conveyed to the City of Little Rock, Arkansas, for the purpose of a public street, in Quitclaim Deed of record as Instrument No. 97-072430, records of Pulaski County, Arkansas, more particularly described as: A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) Section 19, Township Two North, Range Thirteen West, Pulaski County, Arkansas, being more particularly described as follows: commencing at the southeast corner of the said Northeast Quarter (NE1/4) of the Northwest Quarter, thence north, 299.31 feet for the point of beginning; thence South 89 degrees 39 minutes 23 seconds West, 50.59 feet; thence North 00 degrees 38 minutes 15 seconds East, $\mathbf{8 0 . 5 9}$ feet; thence North 89 degrees 26 minutes 53 seconds East, $\mathbf{4 9 . 6 9}$ feet; thence south, 80.76 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.

Section 3. That the change in zoning classification contemplated for Woobank Hair Salon Revised PD-C, located at 14104 Taylor Loop Road (Z-6237-B), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and the Designated District Map, be, and is hereby amended, to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 7. Repealer. All laws, ordinances and resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency, including, but not limited to, Little Rock, Ark., Ordinance No. 17,404 (February 18, 1997) and Little Rock, Ark., Ordinance No. 19,025 (January 6, 2004).
PASSED: February 20, 2024

ATTEST:

## Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM:

## APPROVED:

Frank Scott, Jr., Mayor

Thomas M. Carpenter, City Attorney
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