

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
AEDD SHORT-FORM PCD, LOCATED AT 105 EAST ROOSEVELT
ROAD (Z-9287), 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 C-3, General Commercial District, to PCD, Planned Commercial Development:

Z-9287: Part of the E ½ NE ¼, NE ¼ Section 15, Township 1 North, Range 12 West, Little Rock, Pulaski County, Arkansas, more particularly described as follows: commencing at the northeast corner of said E ½, NE ¼, NE ¼; thence S02°50'33"W along the east line of said NE ¼, NE ¼ for 40.0 feet to the southerly right-of-way line of East Roosevelt Road; thence N86°39'21"W along said southerly right-of-way line for 498.15 feet to a 5/8" iron pipe and the point of beginning; thence S02°38'16"W for 313.93 feet to a 5/8" iron pipe; thence N87°20'24"W for 161.79 feet to a rebar and cap; thence N02°51'08"E for 315.84 feet to a CPS on the said southerly right-of-way line; thence S86°39'21"E along said southerly right of way line for 160.62 feet to the point of beginning containing 50,759 square-feet or 1.165 acres, more or less.

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 AEDD Short-Form PCD, located at 105 East Roosevelt Road (Z-9287), 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 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

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

4 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
5 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6 **PASSED: February 6, 2018**

7 **ATTEST:**

APPROVED:

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10 **Susan Langley, City Clerk**

Mark Stodola, Mayor

11 **APPROVED AS TO LEGAL FORM:**

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14 **Thomas M. Carpenter, City Attorney**

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