1	ORDINANCE NO.
1 2	ORDINANCE NO.
	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
3	
4	AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED
5	KARTCHER PROPERTIES STR-2 PD-C, LOCATED AT 503 EAST 7 <sup>TH</sup>
6	STREET (Z-9853), LITTLE ROCK, ARKANSAS, AMENDING THE
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	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 R-4,
13	Low Density Residential District to PD-C, Planned Development - Commercial:
14	<b>Z-9853:</b> DESCRIBED AS LOTS 2 AND 3, AND PART OF LOTS 1 AND 4, BLOCK
15	4, AND PART OF THE S 1/2 OF BLOCK 4, ALL IN JOHNSON'S ADDITION TO
16	THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE
17	PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE
18	NORTHWEST CORNER OF THE SAID LOT 2, BLOCK 4, JOHNSON'S
19	ADDITION; THENCE SOUTH 80 DEGREES 02 MINUTES 27 SECONDS EAST
20	ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST 7 <sup>TH</sup> STREET 91.40 FEET;
21	THENCE SOUTH 09 DEGREES 23 MINUTES 51 SECONDS WEST 67.38 FEET
22	TO A POINT ON THE EAST LINE OF LOT 3; THENCE SOUTH 02 DEGREES 13
23	MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF THE SAID LOT 3
24	A DISTANCE OF 72.28 FEET; THENCE CONTINUING SOUTH 02 DEGREES 13
25	MINUTES 02 SECONDS WEST 13.00 FEET; THENCE NORTH 83 DEGREES 20
26	MINUTES 37 SECONDS WEST 54.00 FEET; THENCE NORTH 02 DEGREES 32
27	MINUTES 00 SECONDS EAST 13.00 FEET; THENCE NORTH 83 DEGREES 20
28	MINUTES 37 SECONDS WEST 115.00 FEET TO A POINT ON THE QUAPAW
29	LINE; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECOND EAST ALONG
30	THE SAID QUAPAW LINE 44.00 FEET; THENCE SOUTH 83 DEGREES 44
31	MINUTES 40 SECONDS EAST 84.15 FEET TO THE WEST LINE OF THE SAID
32	LOT 2; THENCE NORTH 03 DEGREES 24 MINUTES 33 SECONDS EAST
33	ALONG THE WEST LINE OF THE SAID LOT 2 A DISTANCE OF 100.32 FEET
34	TO THE POINT OF BEGINNING.

1	Section 2.	That the preliminary site develo	opment plan/plat be approved as recommended by the Little	
2	Rock Planning	Commission.		
3	Section 3.	Section 3. That the change in zoning classification contemplated for Kartcher Properties STR-2 PD-		
4	C, located at 503 East 7th Street (Z-9853), is conditioned upon obtaining final plan approval within the time			
5	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 the Designated District Map, be and is hereby amended to the extent and in the respects			
9	necessary 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 repealed to the extent of such inconsistency.			
17	PASSED: Feb	ruary 6, 2024		
18	ATTEST:		APPROVED:	
19				
20			Event Contraction Management	
21	Susan Langley	•	Frank Scott, Jr., Mayor	
22	APPROVEDA	AS TO LEGAL FORM:		
23				
24 25	Thomas M. Ca	rpenter, City Attorney		
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