1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT		
5	TITLED CAPEL COMMERCIAL AND MIXED USE CENTER PCD,		
6	LOCATED AT 4621 ASHER AVENUE (Z-9871), LITTLE ROCK,		
7	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
8	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
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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 PCD, Planned Commercial Development:		
14	Z-9871 : Described as Lots 8, 9, 10, 15, 16, 17, 18 and 19, in Block 6 of Remmel		
15	Addition to the City of Little Rock, Arkansas, and all that part of Lots 11 and 12, in		
16	Block 6 of Remmel Addition to the City of Little Rock, Pulaski County, Arkansas, not		
17	embraced within the following metes and bounds description: Beginning at the		
18	northwest corner of Lot 14, Block 6 of Remmel Addition; thence in an easter1y		
19	direction along the south line of Asher Avenue and north line of said lots, 100 feet to		
20	a point in the north line of Lot 11, 5.2 feet from the northeast corner of Lot 12; thence		
21	in a southerly direction on a line parallel with the east line of said Lot 12, 120 feet to		
22	a point for corner; thence in a southwesterly direction to a point in the south line of		
23	said Lot 12, which point is 17 feet 2 inches from the southwest corner of said Lot 12;		
24	thence in a westerly direction 17 feet 2 inches to the southwest corner of said Lot 12;		
25	thence in a northwesterly direction along the southwesterly line of said Lots 12, 13		
26	and 14, a distance of 154.3 feet to the point of beginning.		
27	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
28	Rock Planning Commission.		
29	Section 3. That the change in zoning classification contemplated for Capel Commercial and Mixed		
30	Use Center PCD, located at 4621 Asher Avenue (Z-9871), is conditioned upon obtaining final plan approval		
31	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
32	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval. Section 5. That the man referred to in Chapter 26 of the Code of Ordinance of the City of Little Peak		
33 34	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		
35	necessary to affect and designate the change provided for in Section 1 hereof.		
رر	necessary to arrest and designate the change provided for in section 1 necess.		

1	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, resolutions, or parts of the same that are inconsistent with		
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7	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
8	PASSED: February 6, 2024		
9	ATTEST:	APPROVED:	
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12	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
13 14	APPROVED AS TO LEGAL FORM:		
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16	Thomas M. Carpenter, City Attorney		
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