1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A REVISED PLANNED DEVELOPMENT -
5	COMMERCIAL TITLED NEED SPACE MINI-STORAGE PD-C,
6	LOCATED ON THE EAST SIDE OF THE DIVIDE PARKWAY,
7	APPROXIMATELY 433 FEET NORTH OF HIGHWAY 10 (Z-5099-I),
8	LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
9	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
10	PURPOSES.
11	
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK
13	ARKANSAS.
14	Section 1. That the zoning classification of the following described property be changed from O-3
15	General Office District, to PD-C, Planned Development - Commercial:
16	Z-5099-I : DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF THE
17	NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 14
18	WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY
19	DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER
20	OF LOT 1R OF REPLAT OF LOTS 1 AND 2, NORTHWEST TERRITORY
21	ADDITION, LITTLE ROCK, ARKANSAS, AS SHOWN ON PLAT FILED FOR
22	RECORD ON JULY 3, 2007 AS DOCUMENT NO. 2007051689, RECORDS OF
23	PULASKI COUNTY, ARKANSAS; THENCE NORTH 01°32'09" EAST, ALONG
24	THE EAST LINE OF SAID LOT 1R, A DISTANCE OF 40.76 FEET TO THE
25	POINT OF BEGINNING; THENCE NORTH 01°32'09" EAST, CONTINUING
26	ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF, A
27	DISTANCE OF 267.89 FEET TO A POINT; THENCE SOUTH 87°57'54" EAST, A
28	DISTANCE OF 768.09 FEET TO A POINT LYING ON THE WESTERLY RIGHT-
29	OF-WAY LINE OF THE DIVIDE PARKWAY; THENCE SOUTH 17°47'56"
30	WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
31	115.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
32	THE SOUTHEAST, HAVING A RADIUS OF 985.37 FEET, A CENTRAL ANGLE
33	OF 09°16'56", A CHORD BEARING OF SOUTH 13°09'30" WEST AND A CHORD

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1	OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-
2	WAY LINE, A DISTANCE OF 159.63 FEET TO A POINT; THENCE NORTH
3	87°57'54" WEST, DEPARTING SAID CURVE AND SAID WESTERLY RIGHT-
4	OF-WAY LINE, A DISTANCE OF 703.54 FEET TO THE POINT OF BEGINNING.
5	CONTAINING IN ALL 196,020 SQ. FT. OR 4.50 ACRES, MORE OR LESS.
6	SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-
7	OF-WAY OF RECORD.
8	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
9	Planning Commission.
10	Section 3. That the change in zoning classification contemplated for Need Space Mini-Storage PD
11	C, located on the east side of The Divide Parkway, approximately 433 feet north of Highway 10 (Z-5099
12	I), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII
13	Section 36-454 (e) of the Code of Ordinances.
14	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
15	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
16	Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects
17	necessary to affect and designate the change provided for in Section 1 hereof.
18	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
19	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
20	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and
21	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
22	ordinance.
23	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
24	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
25	PASSED: March 19, 2024
26	ATTEST: APPROVED:
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29	Susan Langley, City Clerk Frank Scott, Jr., Mayor
30	APPROVED AS TO LEGAL FORM:
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32 33	Thomas M. Carpenter, City Attorney
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