| 1 | ORDINANCE NO | | |
|-----|--|--|--|
| 2 | | | |
| 3 | AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT | | |
| 4 | AND TO ESTABLISH A REVISED PLANNED DEVELOPMENT - | | |
| 5 | COMMERCIAL TITLED ROBERTSON-BROWN SEASONAL | | |
| 6 | FIREWORKS SALES PD-C, LOCATED AT 21924 HIGHWAY 10 | | |
| 7 | (Z-7840-A), LITTLE ROCK, PULASKI COUNTY, ARKANSAS, | | |
| 8 | AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE | | |
| 9 | ROCK, ARKANSAS; AND FOR OTHER PURPOSES. | | |
| 10 | | | |
| l 1 | BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK | | |
| 12 | ARKANSAS. | | |
| 13 | Section 1. That the zoning classification of the following described property be changed from R-2 | | |
| 14 | Single-Family District, to PD-C, Planned Development - Commercial: | | |
| 15 | Z-7840-A : DESCRIBED AS PART OF THE NW1/4 NW1/4 OF SECTION 16, AND | | |
| 16 | PART OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 14 | | |
| 17 | WEST, LYING NORTH OF STATE HIGHWAY NO. 10, IN PULASKI COUNTY, | | |
| 18 | ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: | | |
| 19 | BEGINNING AT A POINT IN THE NW1/4 NW1/4 OF SAID SECTION 16, ON THE | | |
| 20 | NORTH LINE OF THE RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. 10, | | |
| 21 | WHICH POINT IS 310.8 FEET SOUTH 17 DEGREES 27 MINUTES EAST FROM | | |
| 22 | THE NORTHWEST CORNER OF SAID NW1/4 NW1/4; THENCE NORTH 17 | | |
| 23 | DEGREES 27 MINUTES WEST 310.8 FEET TO THE NORTHWEST CORNER OF | | |
| 24 | SAID NW1/4 NW1/4 OF SECTION 16; THENCE SOUTH 50 DEGREES 02 | | |
| 25 | MINUTES WEST 197.1 FEET; THENCE SOUTH 9 DEGREES 56 MINUTES EAST | | |
| 26 | 200 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE | | |
| 27 | HIGHWAY NO. 10; THENCE IN AN EASTERLY DIRECTION ALONG SAID | | |
| 28 | NORTH RIGHT-OF-WAY LINE 153 FEET; THENCE SOUTHEASTERLY | | |
| 29 | ALONG SAID RIGHT-OF-WAY LINE 10 FEET; THENCE IN AN EASTERLY | | |
| 30 | DIRECTION ALONG SAID RIGHT-OF-WAY, FIFTY-SEVEN (57) FEET TO THE | | |
| 31 | POINT OF BEGINNING. SUBJECT TO EXISTING EASEMENTS, BUILDING | | |
| 32 | LINES, RESTRICTIONS AND ASSESSMENTS OF RECORD, IF ANY. | | |
| 33 | Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock | | |

34

Planning Commission.

| 1 | Section 3. That the change in zoning classification contemplated for Robertson-Brown Seasonal | | |
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| 2 | Fireworks Sales PD-C, located at 21924 Highway 10 (Z-7840-A), is conditioned upon obtaining final plan | | |
| 3 | approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances. | | |
| 4 | Section 4. That this ordinance shall not take effect and be in full force until the final plan approval. | | |
| 5 | Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, | | |
| 6 | Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects | | |
| 7 | necessary to affect and designate the change provided for in Section 1 hereof. | | |
| 8 | Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or | | |
| 9 | word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or | | |
| 10 | adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and | | |
| 11 | effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the | | |
| 12 | ordinance. | | |
| 13 | Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with | | |
| 14 | the provisions of this ordinance are hereby repealed to the extent of such inconsistency. | | |
| 15 | PASSED: March 19, 2024 | | |
| 16 | ATTEST: | APPROVED: | |
| 17 | | | |
| 18 19 | Susan Langley, City Clerk | Frank Scott, Jr., Mayor | |
| 20 | APPROVED AS TO LEGAL FORM: | | |
| 21 | | | |
| 22 | | _ | |
| 23 | Thomas M. Carpenter, City Attorney | | |
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