

1 ORDINANCE NO. _____
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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4 AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED
5 ROMERO'S ENTERPRISES REVISED SHORT-FORM PID, LOCATED
6 AT 12,300, 12,310, 12,320 AND 12,340 CHICOT ROAD (Z-3396-B), LITTLE
7 ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
8 THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9 PURPOSES.
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11 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 PID,
14 Planned Industrial Development, to Revised PID, Planned Industrial Development:

15 **Z-3396-B:** Tract 1: Part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14,
16 Township 1 South, Range 13 West, in Pulaski County, Arkansas, more particularly
17 described as follows: Beginning at a point 574.2 feet north of the southeast corner of
18 said South $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence West 213.8 feet; thence north 85 feet, more or less,
19 to a point in South fence line of Yarberry Property; thence South 85 degrees
20 35 minutes East along said fence line 212.6 feet to the east line of said South $\frac{1}{2}$ NE $\frac{1}{4}$
21 NE $\frac{1}{4}$; thence South 84.2 feet to the point of beginning.

22 AND

23 Tract 2: Part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 1 South,
24 Range 13 West, Pulaski County, Arkansas, more particularly described as follows:
25 Beginning at a point 490 feet north of the southeast corner of said S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$;
26 thence North 84.2 feet; thence West 213.8 feet; thence north 85 feet, more or less, to
27 a point in the South fence line of Yarberry Property; thence North
28 85 degrees 35 minutes West along said fence line 27.38 feet to a point in the north line
29 of said South $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence West along North line of South $\frac{1}{2}$ NE $\frac{1}{2}$ NE $\frac{1}{4}$,
30 72.6 feet; thence South 3 degrees 08 minutes West 182.2 feet, more or less, to a point
31 west of the point of beginning; thence east 322 feet to the point of beginning.

32 Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
33 Rock Planning Commission.

1 **Section 3.** That the change in zoning classification contemplated for Romero’s Enterprises Revised
2 Short-Form PID, located at 12,300, 12,310, 12,320 and 12,340 Chicot Road (Z-3396-B), is conditioned
3 upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)
4 of the Code of Ordinances.

5 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

6 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
7 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
8 to affect and designate the change provided for in Section 1 hereof.

9 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
10 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
11 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
12 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
13 ordinance.

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

16 **PASSED: March 5, 2019**

17 **ATTEST:**

APPROVED:

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20 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

21 **APPROVED AS TO LEGAL FORM:**

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

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