1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED DEVELOPMENT – OFFICE TITLED		
5	BENNETT OFFICE/RETAIL REVISED PD-O, LOCATED AT 2201		
6	NORTH RODNEY PARHAM ROAD (Z-5282-C), 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 PD-O,		
13	Planned Development – Office, to Revised PD-O:		
14	Z-5282-C : Described as Part of the Southeast 1/4 of the Southwest 1/4 of Section 28,		
15	Township 2 North, Range 13 West, City of Little Rock, Pulaski County, Arkansas,		
16	being more particularly described as follows: commencing at the southeast corner of		
17	the Southeast 1/4 of the Southwest 1/4 of said Section 28, thence North 01°10'03" East		
18	along the east line of the Southeast 1/4 of the Southwest 1/4, a distance of 82.54 feet to		
19	the Point of Beginning; thence South 85°29'46" West, a distance of 15.63 feet; thence		
20	South 06°22'57" East, a distance of 15.00 feet; thence South 82°16'03" West, a		
21	distance of 39.05 feet to a point on the northerly right-of-way line of Rodney Parham		
22	Road (eighty (80)-foot right-of-way; thence North 85°07'01" West along said right-		
23	of-way, a distance of 45.17 feet; thence North 37°00'39" West along said right-of-way,		
24	a distance of 41.57; thence North 13°57'46" East along said right-of-way, a distance		
25	of 143.33 feet; thence North 07°41'13" East along said right-of-way, a distance of		
26	150.45 feet; thence North 12°38'37" East, a distance of 77.86 feet to the south line of		
27	(Lot 1, Amended Plat, Pleasant Valley Sub, First Installment); thence South		
28	87°33'38" East along said south line, a distance of 58.63 feet to a point on the east line		
29	of the Southeast 1/4 of the Southwest 1/4,; thence South 01°10'03" West along said east		
30	line, a distance of 377.41 feet to the Point of Beginning, containing 0.820 acres, more		
31	or less.		
32	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
33	Planning Commission.		

1	Section 3. That the change in zoning classification contemplated for Bennett Office/Retail Revised		
2	PD-O, located at 2201 North Rodney Parham Road (Z-5282-C), 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: April 16, 2024		
16	ATTEST:	APPROVED:	
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18 19	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
20	APPROVED AS TO LEGAL FORM:	, , , ,	
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23	Thomas M. Carpenter, City Attorney		
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