1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT		
5	TITLED HIGHWAY 10 MINI-STORAGE PCD, LOCATED AT 23001		
6	HIGHWAY 10 (Z-7517-C), LITTLE ROCK, PULASKI COUNTY,		
7	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
8	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
9			
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 PCD,		
13	Planned Commercial Development, to Revised PCD:		
14	Z-7517-C (TRACT 1): 0.9961 ACRES BEING A PART OF THE SE1/4 SW1/4,		
15	SECTION 8 T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS; MORE		
16	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT		
17	LOCATED N86°28'10''W-124.50' FROM THE SOUTHEAST CORNER OF SAID		
18	SE1/4 SW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING;		
19	THENCE N86°28'10''W-264.52'; THENCE N01°14'59''E-164.05'; THENCE		
20	S86°19'44''E-265.93'; THENCE S01°43'56''W-163.35'; BACK TO THE POINT OF		
21	BEGINNING. SAME AS PROPERTY DESCRIBED AS TRACT 1 IN WARRANTY		
22	DEED FILED IN THE PULASKI COUNTY CLERK OF COURTS AS		
23	INSTRUMENT NO. 2022068521.		
24	Z-7517-C (TRACT 2): 0.9973 ACRES BEING A PART OF THE SW1/4 SE1/4,		
25	SECTION 8 T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS; MORE		
26	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT		
27 28	LOCATED AT THE SOUTHWEST CORNER OF SAID SW1/4 SE1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N86°28'10''W-		
28 29	124.50'; THENCE N01°43'56''W-163.35'; THENCE S87°02'34''E-260.60'; THENCE		
29 30	S02°26'55''E-166.28'; THENCE N86°28'10''W-142.50'. BACK TO THE POINT OF		
31	BEGINNING SUBJECT TO ROAD RIGHT OF WAY FOR FERNDALE CUT-OFF		
32	ROAD. SAME AS PROPERTY DESCRIBED AS TRACT 2 IN WARRANTY DEED		
33	FILED IN THE PULASKI COUNTY CLERK OF COURTS AS INSTRUMENT NO.		
34	2022068521		

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2	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
3	Planning Commission.		
4	Section 3. That the change in zoning classification contemplated for Highway 10 Mini-Storage		
5	Revised PCD, located at 23001 Highway 10 (Z-7517-C), is conditioned upon obtaining final plan approval		
6	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
7	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
8	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
9	Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects		
10	necessary to affect and designate the change provided for in Section 1 hereof.		
11	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
13	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and		
14	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
15	ordinance.		
16	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
17	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
18	PASSED: April 16, 2024		
19	ATTEST:	APPROVED:	
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21			
22	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
23	APPROVED AS TO LEGAL FORM:		
24			
25 26	Thomas M. Carpenter, City Attorney	-	
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