1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED THE
5	HOUSE OF BETHESDA SHORT-FORM PD-C, LOCATED AT 6900
6	PECAN AVENUE (Z-6900-B), LITTLE ROCK, ARKANSAS, AMENDING
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	ARKANSAS; AND FOR OTHER PURPOSES.
9	ARRANSAS; AND FOR OTHER FURFUSES.
10	WHEREAS, on July 19, 2000, Planning Commission Staff approved the placement of
11	two (2) portable classrooms on the site located at 6900 Pecan Avenue, Little Rock, Arkansas. The
12	conditions of building placement included external lighting, parking lot and walks, paint to match the
13	existing buildings, building code compliance, doorway orientation, screening, building separation, skirting
14	and Little Rock Fire Department (LRFD) approval. The approval was from July 2000 to July 2002.
15	WHEREAS, on July 19, 2002, staff approved an extension for the placement of the portable classrooms
16	on the site. The conditions of approval were the assurance that any new lighting was directed downward
17	and into the site, compliance with any spacing requirements of LRFD and/or building codes related to life
18	safety, all structures were to be skirted, provide a hard surface walkways from each building to paved
19	parking lot or to connecting sidewalks. The approval allowed the portable buildings to remain on the site
20	from July 2002 until July 19, 2004.
21	WHEREAS, the applicant is now proposing a rezoning of the site from R-2, Single-Family District, to
22	PD-C, Planned Development - Commercial, to allow the reuse of the property with a daycare, after school
23	care, a food pantry, community center, church and an events center.
24	WHEREAS, the short-term plans include the daycare and after-school care. The applicant indicates
25	space has been set aside for the daycare and will house sixty-five (65) children. Their ages range from six
26	(6) weeks to five (5) years, and eight (8) to ten (10) staff will care for the children.
27	WHEREAS, transportation will not be provided; however, in the future the applicant is requesting the
28	option to provide transportation.
29	WHEREAS, the applicant is proposing after-school care for up to fifty (50) children. The ages range
30	from Pre-K to teens. There will be six (6) staff members to provide care for the children.
31	WHEREAS, the Planning Commission reviewed the proposed PD-C request at its February 22, 2018,
32	meeting and there were no registered objectors present. All property owners located within 200 feet of the
33	site were notified of the public hearing.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS.
Section 1. That the zoning classification of the following described property be changed from R-2
Single-Family District, to PD-C, Planned Development - Commercial:
<b>Z-6900-B</b> : The west one-half (W $\frac{1}{2}$ ) of the south one-half (S $\frac{1}{2}$ ) of the Northwest
Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 16, Township 1 North,
Range 11 West, now in the City of Little Rock, Pulaski County, Arkansas. Subject to
the right-of-way of Public Highway and Pipe Line right-of-way of Texas-Illinois
Pipeline Company.
Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
Rock Planning Commission.
Section 3. That the change in zoning classification contemplated for the House of Bethesda Short-
Form PD-C, located at 6900 Pecan Avenue (Z-6900-B), is conditioned upon obtaining final plan approva
within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
to affect and designate the change provided for in Section 1 hereof.
Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
ordinance.
Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
PASSED: April 3, 2018
ATTEST: APPROVED:
Susan Langley, City Clerk Mark Stodola, Mayor
APPROVED AS TO LEGAL FORM:
Thomas M. Carpenter, City Attorney
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