1	ORDINANCE NO.	
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED 9021	
5	GEYER SPRINGS ROAD SHORT-FORM PCD, LOCATED AT 9021	
6	GEYER SPRINGS ROAD (Z-9106), LITTLE ROCK, ARKANSAS,	
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE	
, 8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.	
9	ROCK, ARMANSKS, AND FOR OTHER FOR OBES.	
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 R-	
13	2, Single-Family District, to PCD, Planned Development Commercial:	
14	Z-9106 : Part of the west ten (10) acres of the Northwest Quarter of the Northwest	
15	Quarter of Section 6, Township 1 South, Range 12 West, now in the City of Little	
16	Rock, Pulaski County, Arkansas, more particularly described as follows-to-wit:	
17	Commencing at the northwest corner of the NW ¼ NW ¼ of said Section 6; run thence	
18	south a distance of 445.0 feet to a masonry nail, run thence east a distance of twenty-	
19	five (25) feet to an iron pipe on the east right-of-way line of Geyer Springs Road and	
20	the point of beginning: thence east a distance of 160.0 feet to an iron pipe, thence south	
21	a distance of 105 feet to an iron pipe, thence west a distance of	
22	160.0 feet to an iron pipe on the east right-of-way line of Geyer Springs Road, thence	
23	north along said right-of-way a distance of 105 feet to an iron pipe and the point of	
24	beginning, less and except part of the Northwest Quarter of the Northwest Quarter	
25	of Section 6, Township 1 South, Range 12 West, now in the City of Little Rock, Pulaski	
26	County Arkansas more particularly described as follows: Starting at the northwest	
27	corner of the NW 1/4 NW 1/4 of Section 6, said corner being at existing centerline station	
28	60+00 of Geyer Springs Road; thence south 02 degrees 26 minutes west along said	
29	existing centerline a distance of 551.20 feet to a point, thence south 87 degrees 19	
30	minutes east a distance of 22.60 feet to a point on the easterly right-of-way line of said	
31	road for the point of beginning; thence north 02 degrees 26 minutes east along said	
32	existing right-of-way line a distance of 105.0 feet to a point, thence south 87 degrees,	

19 minutes east a distance of 17.40 feet to a point on the proposed easterly right-of-

1	way line of said Highway; thenc	e south 02 degrees 26 minutes west along said	
2	proposed right-of-way line a distance of 105.0 feet to a point; thence north 87 degrees		
3	19 minutes west a distance of 17.40 feet to the point of beginning, as take by Judgment,		
4	dated December 19, 1975 and recorded in Circuit Case No. 74-1029, records of		
5	Pulaski County, Arkansas.		
6	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the		
7	Little Rock Planning Commission.		
8	SECTION 3. That the change in zonin	ng classification contemplated for 9021 Geyer Springs Road	
9	Short-Form PCD, located at 9021 Geyer Springs Road (Z-9106), is conditioned upon obtaining final plan		
10	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
11	SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
12	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
13	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
14	necessary to affect and designate the change provided for in Section 1 hereof.		
15	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
16	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
17	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
18	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
19	ordinance.		
20	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
21	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
22	PASSED: April 5, 2016		
23	ATTEST:	APPROVED:	
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	Susan Langley, City Clerk	Mark Stodola, Mayor	
	APPROVED AS TO LEGAL FORM:		
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29 30	Thomas M. Carpenter, City Attorney		
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