

1 **ORDINANCE NO.** _____

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED**
5 **CHENAL VALLEY COMMERCIAL LOT 1R PCD, LOCATED AT THE**
6 **SOUTHEAST CORNER OF HIGHWAY 10 AND CHENAL PARKWAY (Z-**
7 **5097-L), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**
8 **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR**
9 **OTHER 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 C-3,
14 General Commercial District, to PCD, Planned Commercial District:

15 **Z-5097-L: Described as Lot 1R, Chenal Valley, Phase 2 Commercial, an Addition to**
16 **the City of Little Rock, Arkansas.**

17 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
18 Planning Commission.

19 **Section 3.** That the change in zoning classification contemplated for Chenal Valley Commercial Lot
20 1R PCD, located at the southeast corner of Highway 10 and Chenal Parkway (Z-5097-L), is conditioned
21 upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)
22 of the Code of Ordinances.

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

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

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

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33 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

1 **PASSED: April 5, 2022**

2 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

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

6 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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