| 1 | ORDINANCE NO |
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| 3 | AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT |
| 4 | AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT, TITLED |
| 5 | MIDTOWN PREMIUM PROPERTIES PRD, LOCATED AT 3501 |
| 6 | KAVANAUGH BOULEVARD (Z-9656), LITTLE ROCK, ARKANSAS, |
| 7 | AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE |
| 8 | 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 R-4, |
| 13 | Two-Family District, to PRD, Planned Residential District: |
| 14 | Z-9656 : Described as part of Lots 7, 8 and 9, Block 50, Pulaski Heights Addition to |
| 15 | the City of Little Rock, Pulaski County, Arkansas, more particularly described as |
| 16 | follows: Beginning at the southeast corner of said Block 50; thence northerly along |
| 17 | the east line of said Block 50, a distance of forty-one (41) feet; thence West 131.5 feet; |
| 18 | thence south forty-four (44) feet to the south line of said Block 50; thence easterly |
| 19 | along the south line of said Block 50 to the point of beginning. |
| 20 | Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock |
| 21 | Planning Commission. |
| 22 | Section 3. That the change in zoning classification contemplated for Midtown Premium Properties |
| 23 | PRD, located at 3501 Kavanaugh Boulevard (Z-9656), is conditioned upon obtaining final plan approval |
| 24 | within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances. |
| 25 | Section 4. That this ordinance shall not take effect and be in full force until the final plan approval. |
| 26 | Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, |
| 27 | Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary |
| 28 | to affect and designate the change provided for in Section 1 hereof. |
| 29 | Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or |
| 30 | word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or |
| 31 | adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and |
| 32 | effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the |
| 33 | ordinance. |

| PASSED: April 5, 2022 | | |
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| ATTEST: | APPROVED: | |
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| Susan Langley, City Clerk | Frank Scott, Jr., Mayor | |
| APPROVED AS TO LEGAL FORM: | 2 | |
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| Thomas M. Carpenter, City Attorney | - | |
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