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	ALISHA 126 INVESTMENTS ATV SALES AND REPAIR/WHEEL AND		
6	TIRE SHOP PCD, LOCATED AT 3618 BASELINE ROAD		
7	(Z-8531-B), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL		
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR		
9	OTHER PURPOSES.		
10			
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 PCD,		
14	Planned Commercial District, to Revised PCD, Planned Commercial District:		
15	Z-8531-B: Described as that part of the E½ of the SE¼ of the SW¼ of Section 32, T-		
16	1-N, R-12-W, Pulaski County, Arkansas, more particularly described as follows:		
17	Beginning at a point 165 feet west of the southeast corner of the said $E\frac{1}{2}$ of the $SE\frac{1}{4}$		
18	of the SW1/4, thence continuing West 82.5 feet; thence North 330 feet; thence East 82.5		
19	feet; thence North 330 feet; thence South 330 feet to the point of beginning, less and		
20	except that part deeded to Arkansas State Highway Commission in Warranty Deed		
21	recorded as Instrument No. 89-06289, filed February 2, 1989, records of Pulaski		
22	County, Arkansas.		
23	AND		
24	Part of the SE¼ SW¼ of Section 32, T-1-N, R-12-W, Little Rock, Pulaski County,		
25	Arkansas, more particularly described as follows: Commencing at the southeast		
26	corner of said SE ¹ / ₄ SW ¹ / ₄ , Section 32; thence N00°00'00" E, 397.50 feet; thence		
27	N75°12'00" W, 168.06 feet to the point of beginning; thence S00°36'32" W, 103.98		
28	feet; thence S90°00'00" W, 72.80 feet to a found concrete monument; thence		
29	N00°00'00" W, 123.50 feet to a found concrete monument; thence		
30	S75°12'00" E, 76.44 feet to the point of beginning.		
31	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
32	Planning Commission.		

1	Section 3. That the change in zoning	classification contemplated for Alisha 126 Investments ATV	
2	Sales and Repair/Wheel and Tire Shop PCD, located at 3618 Baseline Road (Z-8531-B), is conditioned		
3	upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)		
4	of the Code of Ordinances.		
5	Section 4. That this ordinance shall no	t take effect and be in full force until the final plan approval.	
6	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
7	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
8	to affect and designate the change provided for in Section 1 hereof.		
9	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
10	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
11	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
12	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
13	ordinance.		
14	Section 7. Repealer. All laws, ordinan	ces, resolutions, or parts of the same that are inconsistent with	
15	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
16	PASSED: May 18, 2021		
17	ATTEST:	APPROVED:	
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19			
20	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
21	APPROVED AS TO LEGAL FORM:		
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24	Thomas M. Carpenter, City Attorney		
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