1	ORDINANCE NO.
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5	FAMILY DOLLAR SHORT-FORM PD-C (Z-9021), LOCATED AT 3418
6	AND 3502 BASELINE ROAD, LITTLE ROCK, ARKANSAS, AMENDING
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	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-
13	2, Single-Family, to PD-C, Planned Development - Commercial:
14	A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST
15	1/4, SECTION 32 TOWNSHIP 1 NORTH, RANGE 12 WEST, CITY OF LITTLE ROCK,
16	PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS
17	FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
18	1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 23
19	SECONDS EAST, A DISTANCE OF 341.30 FEET TO A POINT; THENCE NORTH
20	03 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 58.76 FEET TO A
21	RIGHT-OF-WAY MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF
22	BASELINE ROAD (AR STATE HIGHWAY #338) ALSO BEING THE POINT OF
23	BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY NORTH 86 DEGREES 10
24	MINUTES 08 SECONDS WEST, A DISTANCE OF 109.55 FEET TO A POINT; THENCE
25	LEAVING SAID RIGHT-OF-WAY NORTH 02 DEGREES 54 MINUTES 43 SECONDS
26	EAST, A DISTANCE OF 337.27 FEET TO A POINT; THENCE SOUTH 86 DEGREES 04
27	MINUTES 29 SECONDS EAST, A DISTANCE OF 110.27 FEET TO A POINT; THENCE
28	SOUTH 86 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 110.00 FEET
29	TO A POINT; THENCE SOUTH 03 DEGREES 02 MINUTES 04 SECONDS WEST, A
30	DISTANCE OF 339.48 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY
31	LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS
32	AND DISTANCES; NORTH 86 DEGREES 00 MINUTES 01 SECONDS WEST, 27.44
33	FEET; NORTH 84 DEGREES 26 MINUTES 13 SECONDS WEST, 82.63 FEET BACK TO

1	THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.706 ACRES OR 74,293	
2	SQUARE-FEET, MORE OR LESS.	
3	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the	;
4	Little Rock Planning Commission.	
5	SECTION 3. That the change in zoning classification contemplated for Family Dollar Short-Form	l
6	PD-C (Z-9021), located at 3418 and 3502 Baseline Road, is conditioned upon obtaining a final plan	l
7	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.	
8	SECTION 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little	;
9	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects	;
10	necessary to affect and designate the change provided for in Section 1 hereof.	
11	SECTION 5. That this ordinance shall not take effect and be in full force until the final approval of	2
12	the plan.	
13	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,	,
14	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or	•
15	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and	l
16	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	;
17	ordinance.	
18	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent	-
19	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
20	PASSED: June 2, 2015	
21	ATTEST: APPROVED:	
22		
23		
24 25	Susan Langley, City Clerk Mark Stodola, Mayor	
25 26	APPROVED AS TO LEGAL FORM:	
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27 28	Thomas M. Carpenter, City Attorney	
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