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	HIGHWAY 10 STORAGE CENTER LONG-FORM PCD, LOCATED AT			
6	9300 FERNDALE CUT-OFF (Z-7517-A), LITTLE ROCK, ARKANSAS,			
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE			
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.			
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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 C-			
13	3, General Commercial District, to PCD, Planned Commercial Development:			
14	<u>Z-7517-A</u> : Part of the southeast quarter of the southwest quarter; and part of the			
15	southwest quarter of the southeast quarter, all in Section 8, Township 2, Range 14			
16	West, Pulaski County, Arkansas, more particularly described as follows: commence			
17	at the southeast corner of said SE 1/4 SW 1/4 of Section 8; thence north 86 degrees,			
18	21 minutes, 51 seconds west, 124.50 feet; thence north 01 degrees,			
19	36 minutes, 37 seconds east, 164.00 feet to the point of beginning of the herein			
20	described tract of land; thence north 86 degrees, 21 minutes,			
21	51 seconds west, 393.63 feet; thence north 03 degrees, 31 minutes,			
22	21 seconds east 207.33 feet; thence north 44 degrees, 28 minutes, 07 seconds east 584.35 feet to the southerly right-of-way line of State Highway			
23 24	Number 10; thence south 45 degrees, 28 minutes, 24 seconds east along said right-of-			
24 25	way line 90 feet from and parallel with the centerline of said Highway a distance of			
26	427.90 feet to the westerly right-of-way line of Ferndale Cut-off Road; thence along			
27	said westerly right-of-way line following a 796.21 foot radius curve to the left, having			
28	a chord bearing and distance of south 17 degrees, 11 minutes, 06 seconds west, 377.30			
29	feet; thence run north 87 degrees, 01 minutes, 12 seconds west, 223.14 feet to the point			
30	of beginning containing 7.02 acres, more or less.			
31	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the			
32	Little Rock Planning Commission and the following conditions as approved by the Planning Commission:			

1	1. The exteriors of the buildings along Highway 10 and Ferndale Cut-Off and within areas				
2		that are visible from the streets are	to be constructed of brick, stucco, stone or similar		
3		quality materials. Any exposed m	etal surfaces are to be painted a neutral color.		
4	2.	The roof materials for the mini-wa	arehouse units are to be of a non-reflective painted		
5		material in areas which are visible	from Highway 10 and Ferndale Cut-Off.		
6	3.	Commercial window glass or the a	ppearance of glass windows are to be placed on the		
7		facades abutting the public streets.			
8	4.	No businesses will be permitted to	operate within the units.		
9	5.	The storage of flammable propella	ant materials such as gasoline and propane will not		
10		be allowed.			
11	6.	No vehicle maintenance will be pe	rmitted on the site.		
12	7.	No garage sales, flea markets or di	rect sales will be permitted from the units or on the		
13		premises.			
14	SECTION 3. That the change in zoning classification contemplated for Highway 10 Storage Center				
15	Long-Form PCD, located at 9300 Ferndale Cut-Off (Z-7517-A), is conditioned upon obtaining final plan				
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17					
18	 SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof. SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 				
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25	ordinance.				
26	SECTION 7. <i>Repealer.</i> All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
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28	PASSED:	June 21, 2016			
29	ATTEST:		APPROVED:		
30					
31 32	Susan Lan	gley, City Clerk	Mark Stodola, Mayor		
33	APPROVI	ED AS TO LEGAL FORM:			
34					
35			-		
36	I nomas M	I. Carpenter, City Attorney			