1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A REVISED PLANNED COMMERICAL
5	DEVELOPMENT TITLED DUNNICK MIXED USE PCD, LOCATED AT
6	6024 STAGECOACH ROAD (Z-9782), 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 R-2,
13	Single-Family District, to PCD, Planned Commercial Development:
14	Z-9782 : DESCRIBED AS LOT 6 OF MCDONALD'S SUBDIVISION OF ALL
15	THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST
16	QUARTER OF SECTION 27, TOWNSHIP I NORTH, RANGE 13 WEST, LYING
17	NORTH AND WEST OF THE LITTLE ROCK-HOT SPRINGS HIGHWAY,
18	EXCEPT TWO (2) ACRES IN THE NORTHWEST CORNER THEREOF IN
19	PULASKI COUNTY, ARKANSAS. SUBJECT TO ALL RIGHTS-OF-WAY,
20	COVENANTS AND RESTRICTIONS, EASEMENTS AND ALL OTHER
21	RESERVATIONS OF RECORD, IF ANY.
22	AND ALSO:
23	THE SOUTH 9.00 FEET OF THE EAST 160.00 FEET OF SAID LOT 5,
24	MCDONALD SUBDIVISION, MORE PARTICULARLY DESCRIBED AS
25	FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
26	THENCE NORTH 43 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE
27	SOUTH LINE OF SAID LOT 5, 160.00 FEET; THENCE NORTH 45 DEGREES 22
28	MINUTES 49 SECONDS EAST, 9.00 FEET; THENCE SOUTH 44 DEGREES 23
2930	MINUTES 56 SECONDS EAST 160.00 FEET TO THE WESTERLY RIGHT-OF-
31	WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 (STAGECOACH ROAD); THENCE SOUTH 45 DEGREES 22 MINUTES 49 SECONDS WEST ALONG SAID
32	RIGHT-OF-WAY LINE, 9.00 FEET TO THE POINT OF BEGINNING.
33	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
34	Planning Commission.

1	Section 3. That the change in zoning classification contemplated for Dunnick Mixed Use PCD,
2	located at 6024 Stagecoach Road (Z-9782), is conditioned upon obtaining final plan approval within the
3	time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
4	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
5	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
	ordinance.
	Section 7. Repealer. 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.
	PASSED: August 15, 2023
	ATTEST: APPROVED:
	Susan Langley, City Clerk Frank Scott, Jr., Mayor
	APPROVED AS TO LEGAL FORM:
	Thomas M. Carpenter, City Attorney
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