1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED
5	SHOWROOM READY SHORT-FORM PID, LOCATED AT 10118
6	COLONEL GLENN ROAD (Z-4946-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 I-1,
13	Light Industrial District, to PID, Planned Industrial Development:
14	Z-4946-A: A part of the NE 1/4 NW 1/4 of Section 22, T-1-N, R-13-W, in the City of
15	Little Rock, Pulaski County, Arkansas, being more particularly described as follows
16	and as shown on the Survey Plat (Surveyed by Cornerstone Land Surveying on May
17	11, 2018, for Damor Holdings, LLC, Job No. R18-192). Commencing at the NE
18	corner of said NE 1/4 NW 1/4, thence along the north line thereof N88°34'09"W,
19	532.00 feet to a found iron pipe for the true point of beginning, thence S01°46'09"W,
20	570.99 feet to a set iron pin on the north right-of-way line of Colonel Glenn Road,
21	thence along said right-of-way line S89°29'09"W, 141.89 feet to a point, thence leaving
22	said right-of-way line N01°43'48"E, 575.80 feet to a found iron pipe on the north line
23	of said NE ½ NW ½ thence S88°34'09"E, 142.08 feet to the point of beginning
24	containing 1.87 acres, more or less, subject to any easements or rights-of-way of
25	record.
26	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
27	Rock Planning Commission and the following additional conditions:
28	 There is to be no outside storage of parts, equipment or materials.
29	 All work must take place within the enclose building.
30	• No inoperable vehicles are to remain on the site for longer than seven (7) days.
31	• The use is limited to this business and the use as described in the applicant's proposal in
32	Paragraph A and the analysis in Paragraph I of the June 28, 2018, Planning Commission
33	Agenda Staff Report.

1	Section 3. That the change in zoning classification contemplated for Showroom Ready Short-Form
2	PID, located at 10118 Colonel Glenn Road (Z-4946-A), is conditioned upon obtaining final plan approval
3	within the 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,
6	Arkansas, and Designated District mMp be and is hereby amended to the extent and in the respects
7	necessary to affect and designate the change provided for in Section 1 hereof.
8	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
9	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
10	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
12	ordinance.
13	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
14	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
15	PASSED: August 7, 2018
16	ATTEST: APPROVED:
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18 19	Susan Langley, City Clerk Mark Stodola, Mayor
20	APPROVED AS TO LEGAL FORM:
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23	Thomas M. Carpenter, City Attorney
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