ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED HALL DAVIDSON BUILDING SHORT-FORM PCD, LOCATED AT 201 – 205 WEST CAPITOL AVENUE (Z-8873-A), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development:

   Z-8873-A: All of Lots 11 and 12 and Part of Lots 1 and 2, Block 85 Original City of Little Rock, Arkansas, more particularly described as: Beginning at the Northeast corner of Lot 12, said Block 85; thence westerly along the north line of Lots 12 and 1 Block 85, 168 feet, one (1)-inch (168.08 feet) to a point 132 feet 1 and ½ inches (132.12 feet) east of the northwest corner of said Lot 1; thence southerly along a line parallel with the west line of Lots 1 and 2, said Block 85, 100 feet to a point on the south line of said Lot 2, said point being 132 feet 1 and ½ inches (132.12-feet) east of the southwest corner thereof; thence easterly along the south line of Lots 2 and 11, said Block 85, 168 feet one (1)-inch (168.08-feet) to the southeast corner of said Lot 11; thence northerly along the east line of Lots 11 and 12, said Block 85, 100 feet to the point of beginning containing 16,808 square-feet, more or less.

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Hall Davidson Building Short-Form PCD, located at 201 – 205 West Capitol Avenue (Z-8873-A), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

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: January 17, 2017

ATTEST: ____________________________ APPROVED: ____________________________

_______________________________________  ______________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney