

Section 2. Permitted Use. The PD-C zoning is approved solely for the operation of a neighborhood grocery store within the existing building, as generally depicted on the approved site plan.

Section 3. Development Conditions. Development of the property shall comply with the following conditions:

- a. The existing 1,912 square-foot building may be remodeled for use as a neighborhood grocery store.
- b. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Sunday.
- c. A maximum of three (3) employees shall be on-site at any given time.
- d. Vehicular access shall be provided from the west alley, which shall be improved in accordance with the Master Street Plan prior to or concurrent with issuance of a certificate of occupancy.
- e. A minimum of eight (8) off-street parking spaces, including one (1) ADA compliant space, shall be provided as shown on the approved site plan.
- f. Any dumpster located on the site shall be fully screened in compliance with Section 36-523 of the City's Zoning Ordinance.
- g. Landscaping shall comply with Chapter 15 (Landscape Ordinance) of the Little Rock City Code.
- h. No signage is approved with this ordinance. Any future signage shall comply with Section 36-555 of the City's Zoning Ordinance.
- i. All fencing and walls shall comply with Section 36-516 of the Little Rock City Code, and existing fencing shall be maintained in good condition.
- j. All exterior lighting shall be low-level and directed away from adjacent properties.

Section 4. The PD-C zoning approved herein shall run with the land and shall be binding upon the applicant, successors, and assigns. Any substantial change to the approved use or site plan shall require an amendment approved in accordance with the City's Zoning Ordinance.

PASSED: January 20, 2025

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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