

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL  
TITLED WYATT – PD-C, LOCATED AT 3122 MARSHALL STREET, (Z-  
10196) CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE  
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; AND FOR  
OTHER PURPOSES.**

**WHEREAS**, the applicant has requested a rezoning of a 0.32-acre property from R-3, Single-Family Residential District, to PD-C, Planned Development – Commercial, in order to utilize the property as a neighborhood grocery store; and,

**WHEREAS**, the subject property contains an existing 1,912 square-foot wood-framed building that historically operated as a neighborhood grocery store serving the surrounding area, but has been out of operation for an extended period of time; and,

**WHEREAS**, the applicant has removed unnecessary trees, rubbish, and debris accumulated on the site, and proposes to remodel the existing structure for reuse as a neighborhood grocery store; and,

**WHEREAS**, properties surrounding the site contain a mixture of zoning classifications and land uses; and,

**WHEREAS**, the applicant has stated that all landscaping will comply with Chapter 15 of the Little Rock City Code (Landscape and Tree Protection), including all required screening, landscaping, and buffer requirements; and,

**WHEREAS**, no signage is proposed as part of this application, and any future signage shall comply with Section 36-555 of the Little Rock City Code, governing signs permitted in commercial zoning districts; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY  
OF LITTLE ROCK, ARKANSAS:**

**Section 1.** The zoning classification of the subject property, consisting of approximately 0.32 acres, is hereby changed from R-3, Single-Family Residential District, to PD-C, Planned Development – Commercial, subject to the conditions and limitations contained herein. See Exhibit A and Exhibit B herein:

**Z-10196 - DESCRIBED AS LOTS 7 AND 8, BLOCK 5 OF BOWMAN'S ADDITION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.**

**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:**

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## Allison Segars, City Clerk

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## Frank Scott, Jr., Mayor

**APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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