ORDINANCE NO. __________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED COMMERCIAL DISTRICT, TITLED SAMPSON AUTO SERVICE PCD, LOCATED AT 8315 COLONEL GLENN ROAD (Z-5981-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 R-2, Single-Family District, to PCD, Planned Commercial Development:

Z-5981-A: Described as Tract 1: Part of Block 5 of Amended Plat of Pike Addition, City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Beginning at the northeast corner of said Block 5, thence along the arc of a curve to the right having a bearing of South 64 degrees 40 minutes West and chord distance of 152.2 feet along the north line of Block 5 to the point of beginning; thence South 16 degrees 23 minutes East 148.44 feet; thence South 5 degrees 39 minutes East 220 feet; thence North 89 degrees 31 minutes West 178 feet; thence north along the west line of the Northwest Quarter of the Northeast Quarter of Section 23, Township 1 North, Range 13 West, a distance of 319.6 feet; thence east along the north line-of Block 5 of said Addition to the Point of Beginning.

LESS AND EXCEPT

Part of Lots 4-6, Block 5, and the east half of the formerly platted street lying west of and adjoining Lot 6, Pike Addition to the City of Little Rock, Township 1 North, Range 13 West, Pulaski County, Arkansas more particularly described as follows: starting at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 23; thence North 01 degrees 27 minutes 09 seconds east along the west line thereof a distance of 307.33 feet to -a point on the proposed Southerly right-of-way line of State Highway 5 for the Point of Beginning; thence continue North 01 degrees 27 minutes 09 seconds East along said west line a distance of 32.03 feet to a point on the existing southerly right-of-way line of said State Highway 5; thence in a north-easterly direction along said existing right-of-way line on a curve to the left having a
radius of 1,262.17 feet a distance -of 121.45 feet to a point; thence South 14 degrees
52 minutes 46 seconds East a distance of 36.01 feet to a point on the proposed
Southerly right-of way line of State Highway 5; thence South 74 degrees 10 minutes
48 seconds West along said proposed right-of way line-a distance of 130.20 feet to the
Point of Beginning.

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

Section 3. That the change in zoning classification contemplated for Sampson Auto Service PCD,
located at 8315 Colonel Glenn Road (Z-5981-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: October 17, 2023

ATTEST:                           APPROVED:

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Susan Langley, City Clerk                 Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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