ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
COMBS SHORT-FORM PD-C, LOCATED AT 9010 HILARO SPRINGS
ROAD (Z-9228), 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 PD-C, Planned Development - Commercial:

Z-9228: Part of Lot 23, Rinke Garden Acres, and part of the N ½ of Section 5, T-1-S,
R-12-W, described as: Begin 220 feet east of the northwest corner of said Lot 23, run
thence S02°21'W, 105.00 feet to the south line of said Lot 23; thence S89°51'E, 220.9
feet to the west right-of-way line of Hilaro Springs Road; thence N11°40'E along said
west right-of-way line to a point 238.25 feet east of the point of beginning, thence east,
238.5 feet to the point of beginning now in the City of Little Rock, Pulaski County,
Arkansas.

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 Combs Short-Form PD-C,
located at 9010 Hilaro Springs Road (Z-9228), 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ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.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 2, 2017

ATTEST:                                APPROVED:

____________________________________  ____________________________________
Susan Langley, City Clerk              Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney