ORDINANCE NO.

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
WEST MARKHAM-NORTH MONROE SHORT-FORM PCD, LOCATED
AT 4908 WEST MARKHAM STREET (Z-5151-B), 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 C-3,
General Commercial District, to PCD, Planned Commercial Development District:

Z-5151-B: A part of Block 5, Howard Adams Subdivision of the E-1/2 of the NW ¼
of the NE ¼ of Section 6, Township 1 North, Range 12 West, in the City of Little Rock,
Pulaski County, Arkansas, more particularly described as follows to-wit: Tract 1:
Beginning at the southeast corner of said Block 5; run thence north along the east line
thereof a distance of 150 feet; thence west 93-1/3 feet; thence south 150 feet to the
south line thereof; thence east 93-1/3 feet to the point of beginning. Tract 2: Beginning
at a point 93-1/3 feet west of the southeast corner of Block 5, Howard Adams
Subdivision and run thence north parallel to the east line of said block a distance of
150.0 feet; thence west parallel to the south line of said Block 5 a distance of 61.04
feet; thence south 150 feet; thence east along the south line of Block 5 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 West Markham-North Monroe
Short-Form PCD, located at 4908 West Markham Street (Z-5151-B), 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: December 6, 2016

ATTEST:__________________________________________ APPROVED:__________________________________________

Susan Langley, City Clerk Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney