ORDINANCE NO. _______________

AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT
AND ESTABLISHING A PLANNED COMMERCIAL DISTRICT TITLED
JEA INVESTMENTS LP SHORT-FORM PCD (Z-9006), LOCATED AT
1711 REBSAMEN PARK ROAD, LITTLE ROCK, ARKANSAS,
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
ROCK; 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-
3, Single-Family District, to PD-R, Planned Development - Residential:
Tract 1 – Part of the NE ¼ NE ¼ of Section 32, T-2-N, R-12-W, in the City of Little
Rock, Pulaski County, Arkansas, more particularly described as follows: starting at
the southwest corner of the NE ¼ NE ¼ of Section 32; thence north along the west
line of the NE ¼ NE ¼ of Section 32 for 69.5 feet to the point of beginning; thence
continuing north along said west line of the NE ¼ NE ¼ for 50.0 feet; thence east 102.5
feet to a point on the west right-of-way line of the Chicago, Rock Island and Pacific
Railroad; thence in a southeasterly direction along said right-of-way for 52.4 feet;
then west 118.1 feet to the point of beginning. Tract 2 - Part of the NE ¼ NE ¼ of
Section 32, T-2-N, R-12-W, in the City of Little Rock, Pulaski County, Arkansas, more
particularly described as follows: starting at the southwest corner of the NE ¼ NE ¼
of Section 32; thence north along the west line of the NE ¼ NE ¼ of Section 32 for
19.5 feet to the point of beginning; thence continuing north along said west line of the
NE ¼ NE ¼ for 50.0 feet; thence east 118.1 feet to a point on the west right-of-way
line of the Chicago, Rock Island and Pacific Rail Road; thence in a southeasterly
direction along said right-of-way for 52.4 feet; thence west 133.7 feet to the point of
beginning.

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 JEA Investments LP Short-Form PCD (Z-9006), located at 1711 Rebsamen Park Road, is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of the plan.

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: March 3, 2015

ATTEST: APPROVED:

___________________________________  ___________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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[Page 2 of 3]