ORDINANCE NO. __________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL
TITLED GOFF STR -2 PD-C, LOCATED AT 1601 NORTH BRYANT
STREET (Z-9903), 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 MF-24,
Multifamily District, to PD-C, Planned Development - Commercial:

Z-9903: Described as part of the N1/2 N1/2 SE1/4 NW1/4, Section 36, T-2-N, R-13-
W, Pulaski County, Arkansas, more particularly described as follows: From the
northeast corner of the said N1/2 N1/2 SE1/4 NW1/4 Section 36, T-2-N, R-13-W, run
N89°17’ W and along the north line of the said N1/2 N1/2 SE1/4 NW1/4 623.7’ to the
point of beginning , thence S00°08’E 333.0’; thence WEST 340.0’ to the east right-of-
way line of Bryant Street; thence N00°08’ W and along the said east right-of-way line
of Bryant Street 337.3’; thence S89°17’ E and along the said north line of the N1/2
N1/2 SE1/4 NW1/4 340.0’ to the point of beginning; containing 2.62 Acres, more or
less.

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 Goff STR -2 PD-C, located at
1601 North Bryant Street, Unit #5 (Z-9903), 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 the 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 and resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED: March 5, 2024

ATTEST: 

______________________________  APPROVED:

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

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney