AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT
TITLED KINGS SEASONAL FIREWORKS SALES REVISED PCD,
LOCATED AT 23800 HIGHWAY 10 (Z-7870-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 PCD Planned Commercial Development, to Revised PCD, Planned Commercial Development:

Z-7870-B: DESCRIBED AS PART OF THE NW1/4 SW1/4 OF SECTION 8, T-2-N,
R-14-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER
OF THE SAID NW1/4 SW1/4 OF SECTION 8; THENCE N87°19'15"W, A
DISTANCE OF 163.07 FEET TO THE POINT OF BEGINNING; THENCE
S01°43'04"W, A DISTANCE OF 384.99 FEET; THENCE N55°24'54"W, A
DISTANCE OF 144.40 FEET; THENCE S47°22'18"W, A DISTANCE OF 98.14
FEET; THENCE S31°30'48"W, A DISTANCE OF 59.44 FEET TO A POINT ON
THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 10;
THENCE N55°33'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A
DISTANCE OF 124.45 FEET; THENCE N01°51'40"E, A DISTANCE OF 365.68
FEET; THENCE S87°11'42"E, A DISTANCE OF 324.83 FEET TO THE POINT OF
BEGINNING. CONTAINING 2.75 ACRES, MORE OR LESS.

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 Kings Seasonal Fireworks Sales – Revised PCD, located at 23800 Highway 10 (Z-7870-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: April 18, 2023

ATTEST:                         APPROVED:

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

APPROVED AS TO LEGAL FORM:

_______________________________________
Thomas M. Carpenter, City Attorney