1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISHING A PLANNED DISTRICT – RESIDENTIAL TITLED
5	OUR LADY OF HOLY SOULS CATHOLIC CHURCH—PARKING LOT
6	LOCATED AT 1015 NORTH TYLER STREET AND 1016-1020 NORTH
7	HARRISON STREET, CITY OF LITTLE ROCK, PULASKI COUNTY,
8	ARKANSAS, AMEND THE OFFICIAL ZONING MAP OF THE CITY OF
9	LITTLE ROCK; AND FOR OTHER PURPOSES.
10	
11	WHEREAS, the applicant is requesting to rezone the property from R-2 to PD-O to allow for the
12	construction of an off-street surface parking lot for Our Lady of the Holy Souls Catholic Church and School
13	Campus; and,
14	WHEREAS, Lots 1 & 2, Block 9, Hollenberg Addition, contain an existing single-family residence,
15	one (1) on each lot, within the eastern portion of the proposed parking lot; Lots 9 & 10, Block 9, Hollenberg
16	Addition contains two (2) accessory structures along the south property line; and the remaining portions of
17	Lots 9 & 10, Block 9, Hollenberg Addition are undeveloped; and,
18	WHEREAS, Little Rock, Ark., Rev. Code § 36-434.15, B.3. of the City of Little Rock's (the "City")
19	Zoning Ordinance (Hillcrest DOD regulations) states that no parking is to be located within the front yard
20	setback of lots and as such the ordinance requires that the parking lot be reviewed through the planned
21	development rezoning process and not a conditional use permit, which would typically be required; and,
22	WHEREAS, there are two (2) points of ingress/egress are proposed for the parking lot; an eighteen
23	(18) foot wide driveway extending from "J" Street to the north, and a twenty-five (25) foot wide driveway
24	extending from North Harrison Street; and,
25	WHEREAS , the applicant proposed developing the parking lot in two (2) phases:
26	• The Phase I expansion will include 33 total parking spaces within the west half of the property.
27	 ADA parking spaces will be provided within the existing parking area to the south.
28	• The Phase II expansion will include twenty-seven (27) additional parking spaces within the east
29	half of the property, and the removal of two (2) residential structures.
30	WHEREAS, the development of the parking lot will service the campus to the south; and,
31	WHEREAS, all owners of property located within 300 feet of the site and all neighborhood
32	associations registered with The City of Little Rock were notified of the public hearing.

1	NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CIT	Y
2	OF LITTLE ROCK, ARKANSAS.	
3	Section 1. The property described in the section is rezoned from R-2 to PD-O to allow for the	ıe
4	construction of an off-street surface parking lot for Our Lady of the Holy Souls Catholic Church and School	ol
5	Campus:	
6	Z-10069 - Described as Lots 9 & 10, Block 9, Hollenberg Addition; Lots 1 & 2 Block 9	
7	Hollenberg Addition	
8	Section 2. The preliminary site development plan/plat be approved as recommended by the Little	le
9	Rock Planning Commission.	
10	Section 3. The change in zoning classification contemplated for Lots 1 & 2, Block 9, Hollenber	·g
11	Addition, contain an existing single-family residence, one (1) on each lot, within the eastern portion of the	ıe
12	proposed parking lot; Lots 9 & 10, Block 9, Hollenberg Addition contains two (2) accessory structure	es
13	along the south property line; and the remaining portions of Lots 9 & 10, Block 9, Hollenberg Addition and	re
14	undeveloped.	
15	Section 4. This Ordinance shall not take effect and be in full force until the final plan approval.	
16	Section 5. The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock	k,
17	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessar	y
18	to affect and designate the change provided for in Section 1 hereof.	
19	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or	or
20	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of	or
21	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force an	ıd
22	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	ıe
23	ordinance.	
24	Section 7. Repealed. All laws, ordinances, resolutions, or parts of the same that are inconsistent with	th
25	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
26	PASSED:	
27	ATTEST: APPROVED:	
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30	Allison Segars, City Clerk Frank Scott, Jr., Mayor	
31	APPROVED AS TO FORM:	
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Thomas M. Carpenter, City Attorney