

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED GONZALEZ OUTDOOR MARKET – PCD, LOCATED ON THE WEST SIDE OF GEYER SPRINGS ROAD, APPROXIMATELY 0.4 MILE SOUTH OF MABELVALE CUT-OFF (Z-10104), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the applicant proposes to rezone a 32-acre site located on the west side of Geyer Springs Road, approximately 0.4 miles south of Mabelvale Cut-Off from R-2 to PCD. The applicant is proposing to use the northern eleven (11) acres of the property to construct an outdoor open-air market; and,

WHEREAS, the property is located in an R-2 zone in the Geyer Springs West Planning District;
and,

WHEREAS, the design concept consists of four (4) 40 ft by 100 ft unenclosed metal structures, with three (3) structures will be for use for retail while the fourth will be used for a lounge/eating area; and,

WHEREAS, there will also be a 40 ft x 40 ft restroom building with CMU walls and metal structure, twelve (12) toilet stalls, four (4) ADA-compliant stalls and four (4) urinals. The restrooms are 38'8" by 14'4" with a mechanical room in between; and,

WHEREAS, the design also includes parking for 56 vehicles, 20 of them for handicapped parking, between the four structures and includes additional parking for about 176 cars to the west, 68 spots to the southwest and 120 spots across the street to the south. The design calls for parallel parking for food trucks along the north of the main entry drive. The design pathways, roads and parking areas to the west, south and southwest will all be covered with compacted gravel/stone pebble to provide better drainage. The parking spaces around the structures and crossings will be paved for accessibility; and,

WHEREAS, the owner plans to develop in five (5) phases:

1. Phase I would consist of clearing out the land and making the road and parking lot across the road to the south of the propose building site.
2. Phase II would consist of constructing the first metal structure with its paved parking and pathways for accessibility, and construction of a section of the road to the north.

1 3. Phase III would consist of constructing another metal structure, parking and adding to the road in
2 the north.

3 4. Phase IV would be the same as previous phases constructing another structure, parking and road.

4 5. Phase V would consist of constructing the fourth structure and the restroom and finishing the
5 parking, finishing the roads, and constructing the soccer field.

6 **WHEREAS**, all owners of property located within 300 feet of the site and all neighborhood
7 associations registered with the City of Little Rock were notified of the public hearing.

8 **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
9 **OF LITTLE ROCK, ARKANSAS.**

10 **Section 1.** The zoning classification of the following described property be changed from R-2, Single
11 Family Residential, to PCD, Planned Commercial District:

12 **Z-10104 – Described as a part of the NE ¼ of the SE ¼ and a part of the SE ¼ of**
13 **the NE ¼ of Section 12, T-1-S, R-13-W, in Pulaski County, Arkansas, and being**
14 **more particularly described as Beginning at the SW corner of the NE ¼ of the SE**
15 **¼; thence N 02°30'44" E, a distance of 1323.00 feet to the NW corner of the NE ¼**
16 **of the SE ¼; thence N 02°30'11" E, a distance of 470.32 feet; thence N 85°24'37"**
17 **E, a distance of 1369.95 feet to the West line of the SE ¼ of the NE ¼; thence S**
18 **02°27'13" W, along said line, a distance of 360.58 feet; thence S 85°21'47" W, a**
19 **distance of 766.29 feet; thence S 02°30'00" W, a distance of 1488.41 feet to the**
20 **South line of the NE ¼ of the SE ¼; thence N 89°14'22" W, a distance of 600.00**
21 **feet to the POINT OF BEGINNING; said described tract containing 31.37 Acres,**
22 **more or less.**

23 **Section 2.** The preliminary site development plan/plat be approved as recommended by the Little
24 Rock Planning Commission.

25 **Section 3.** The change in zoning classification contemplated for Gonzalez Outdoor Market – PCD,
26 located on the West side of Geyer Springs Road, approximately 0.4 mile south of Mabelvale Cut-Off (Z-
27 10104) is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article
28 VII, Section 36-454 (e) of the Code of Ordinances.

29 **Section 4.** This Ordinance shall not take effect and be in full force until the final plan approval.

30 **Section 5.** The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
31 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
32 to affect and designate the change provided for in Section 1 hereof.

33 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
34 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

4 **Section 7. *Repealed.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
5 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6 **PASSED: May 6, 2025**

7 **PASSED:**

APPROVED:

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10 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

11 **APPROVED AS TO LEGAL FORM:**

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14 **Thomas M. Carpenter, City Attorney**

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