

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISHING A PLANNED DISTRICT – COMMERCIAL TITLED THE OYSTER BAR EMPLOYEE PARKING – PD-C, LOCATED AT 109 SOUTH BOOKER STREET (Z-10117), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the Oyster Bar is a neighborhood restaurant located at 3003 West Markham Street, directly across Booker Street from 109 South Booker Street; and,

WHEREAS, the applicant notes that the owners of The Oyster Bar and 109 South Booker Street property have entered into a purchase agreement for the sale of subject property that is proposed for the employee parking lot; and,

WHEREAS, the parking lot's dimensions will be 140' x 46', or 6,440 square feet; and,

WHEREAS, the applicant is proposing to rezone the property from R-3 to PD-C to allow for the development of an asphalt paved, surface parking lot for employees of the Oyster Bar, LLC restaurant; and,

WHEREAS, the parking lot will contain a single-bar electronic gate at the entrance along S. Booker Street and will be used exclusively for the employees of the Oyster Bar; and,

WHEREAS, the existing single-family residence will be demolished and replaced with an approved, compliant parking area for employees; and,

WHEREAS, the applicant proposes to build a six (6) foot tall, wood privacy, fence and typical landscaping along the south property line; and,

WHEREAS, the parking lot will be identified with a sign located near the entry to the parking area that must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones); and,

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

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

Section 1. The zoning classification of the following described property be changed from R-3, Single Family Residential District, to PD-C, Planned District – Commercial:

Z-10117 – Described as Lot 22, Block 1 (except the South 4 feet thereof), C. S.

Stiff's Addition to the City of Little Rock, Pulaski County, Arkansas.

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

Section 3. The change in zoning classification contemplated for The Oyster Bar Employee Parking – PD-C, located at 109 South Booker Street (Z-10117) 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. This Ordinance shall not take effect and be in full force until the final plan approval.

Section 5. 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. Repealed. 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: May 6, 2025

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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