1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED DEVELOPMENT – RESIDENTIAL
5	TITLED MAYS - PD-R, LOCATED AT 2524 SOUTH PINE STREET (Z-
6	10136), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
7	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
8	OTHER PURPOSES.
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10	WHEREAS, on April 10, 2025, the Little Rock Planning Commission approved the Rezoning
11	Application for Z-10136 titled Mays PD-R, also known as 2524 S. Pine Street, Little Rock, Arkansas (the
12	"Property") and more particularly described hereinbelow; and,
13	WHEREAS, the applicant proposes to rezone the property from R-3 (Single Family District) to PD-R
14	(Planned Development-Residential) to construct a multifamily, residential building that will contain four
15	(4) units marketed for rent lease, with the owner occupying one (1) unit.
16	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
17	OF LITTLE ROCK, ARKANSAS;
18	Section 1. That the zoning classification of the following described property be changed from R-3,
19	Single Family Residential District, to PD-R, Planned District – Residential:
20	Z-10136 – Described as the South ½ of Lot 5 and all of Lot 6, Block 6,
21	R. C. Butler's Addition to the City of Little Rock, Pulaski County, Arkansas
22	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
23	Rock Planning Commission. See Exhibit A attached.
24	Section 3. That the change in zoning classification contemplated for Mays – PD-R, located at 2524 S.
25	Pine Street (Z-10136) is conditioned upon obtaining final plan approval within the time specified by
26	Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances of the City of Little Rock, Ark.
27	Section 4. That this Ordinance shall not take effect and be in full force until the final plan approval.
28	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
29	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
30	to affect and designate the change provided for in Section 1 hereof.
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32	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
33	word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or

1	adjudication shall not affect the remaining portions of the resolution which shall remain in full force an		
2	effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the		
3	resolution.		
4	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with		
5	the provisions of this resolution, are hereby repealed to the extent of such inconsistency.		
6	PASSED: June 3, 2025		
7	ATTEST:	APPROVED:	
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10 11	Allison Segars, City Clerk	Frank Scott, Jr., Mayor	
12	APPROVED AS TO LEGAL FORM:	•	
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15	Thomas M. Carpenter, City Attorney		
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