

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT TITLED LOTS 3A AND 3B, THE DIVIDE – PCD, LOCATED AT THE NORTHWEST CORNER OF CANTRELL ROAD AND THE DIVIDE PARKWAY (Z-10143),, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, on April 10, 2025, the Little Rock Planning Commission approved the Rezoning Application for Z-10143 titled Lots 3A and 3B, The Divide, located at the northwest corner of Cantrell Road and the Divide Parkway (Z-10143) in Little Rock, Arkansas (the “Property”) and more particularly described hereinbelow; and,

WHEREAS, the applicant proposes to rezone the property from C-3 (General Commercial District) to PCD (Planned Commercial District) to construct a carwash and a restaurant; and,

WHEREAS, Lot 3A proposed construction will include an automated and manual carwash facility containing four (4) service lanes and carwash vacuums with six (6) bays; and,

WHEREAS, Lot 3B proposed construction will include a restaurant with a drive-thru service.

NOW, THEREFORE, 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 C-3, General Commercial District, to PCD, Planned Commercial District:

Z-10143 – DESCRIBED AS A TRACT OF LAND LOCATED IN PART OF THE S1/2 OF THE SW1/4 OF THE NE1/4, SECTION 15. T-2-N, R-14-W. PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, ERB, AN ADDITION TO THE CITY OF LITTLE ROCK. ARKANSAS, RECORDED AS INSTRUMENT NO. 2021024795, RECORDS OF PULASKI COUNTY, ARKANSAS, SAID POINT BEING AN ALUMINUM MONUMENT ON THE NORTHERN RIGHT-OF-WAY LINE OF ARKANSAS STATE HWY NO. 10; THENCE N01°11'58"E, 15.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT-OF-WAY OF SAID ARKANSAS STATE HWY NO. 10; THENCE LEAVING

1 SAID RIGHT-OF-WAY, N01°11'58"E, 356.47 FEET; THENCE S88°48'02"E, 375.02
2 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE DIVIDE
3 PARKWAY, RECORDED AS INSTRUMENT NO. 2011044472, RECORDS OF
4 PULASKI COUNTY, ARKANSAS; THENCE SOUTHERLY ALONG SAID RIGHT-
5 OF-WAY LINE THE FOLLOWING: ALONG THE ARC OF A 985.37 FOOT RADIUS
6 CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF
7 S01°12'53"W, 192.69 FEET; THENCE S00°29'59"E, 149.46 FEET; THENCE LEAVING
8 SAID RIGHT-OF-WAY, ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO
9 THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S48°28'18"W, 37.14
10 FEET TO A POINT ON PREVIOUSLY SAID NORTHERN RIGHT-OF-WAY LINE OF
11 ARKANSAS STATE HWY NO. 10; THENCE CONTINUING WEST ALONG SAID
12 RIGHT-OF -WAY LINE THE FOLLOWING: N83°33'24"W, 130.85 FEET TO A
13 FOUND ALUMINUM MONUMENT; THENCE N89°05'09"W. 219. 21 FEET TO THE
14 POINT OF BEGINNING. CONTAINING 3.0742 ACRES MORE OR LESS. LESS AND
15 EXCEPT TO RIGHT-OF-WAY DEDICATION TO THE DIVIDE PARKWAY.
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17 **Section 2.** That the preliminary site development plan/plat is approved as recommended by the
18 Little Rock Planning Commission with all required building setbacks for the proposed Lot 3A and Lot
19 3B complying with the Highway 10 Design Overlay District.

20 **Section 3.** All signage will comply with Section 36-346(f)(1)(2) of the Little Rock, Arkansas City's
21 Zoning Ordinance.

22 **Section 4.** That the change in zoning classification contemplated for Lots 3A and 3B, The Divide –
23 PCD, located at Northwest corner of Cantrell Road and The Divide Parkway (Z-10143) is conditioned upon
24 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of
25 the Code of Ordinances.

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

29 **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
30 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
31 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
32 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
33 resolution.

Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED: June 3, 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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