1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED		
5	LAWCRAFT DUPLEX/STR-2(2)–PD-C, LOCATED AT 1724 RICE		
6	STREET (Z-10155), LITTLE ROCK, ARKANSAS, AMENDING THE		
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
9			
10	WHEREAS, the residence was listed unsafe and vacant in May of 2022 and without power since 2007;		
11	and,		
12	WHEREAS, the applicant requests to rezone the 0.09-acre property from R-3 to PD-C to allow		
13	conversion of the existing residential structure into a duplex and allow both duplex units to be used as long-		
14	term and short-term rentals.		
15	NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
16	OF LITTLE ROCK, ARKANSAS.		
17	Section 1. The zoning classification of the following described property be changed from R-3, Single		
18	Family Residential District, to PD-C, Planned District – Commercial:		
19	<u>Z-10155</u> – Described as the south 50 feet of Lots 13 and 14, Block 16, Park Addition		
20	to the City of Little Rock, Pulaski County, Arkansas.		
21	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
22	Rock Planning Commission.		
23	Section 3. The change in zoning classification contemplated for Lawcraft Duplex/STR-2(2) – PD-C,		
24	located at 1724 Rice Street (Z-10155) is conditioned upon obtaining final plan approval within the time		
25	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
26	Section 4. This Ordinance shall not take effect and be in full force until the final plan approval.		
27	Section 5. The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
28	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary		
29	to affect and designate the change provided for in Section 1 hereof.		
30	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
31	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
32	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		

1	effect as if the portion so declared or adjudg	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
2	ordinance.			
3	Section 7. Repealed. All laws, ordinances, resolutions, or parts of the same that are inconsistent with			
4	ne provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
5	PASSED: June 17, 2025			
6	ATTEST:	APPROVED:		
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8				
9	Allison Segars, City Clerk	Frank Scott, Jr., Mayor		
10	APPROVED AS TO FORM:			
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13 14	Thomas M. Carpenter, City Attorney			
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