ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED FAMILY DOLLAR SHORT-FORM PD-C (Z-9021), LOCATED AT 3418 AND 3502 BASELINE ROAD, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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 R-2, Single-Family, to PD-C, Planned Development - Commercial:

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32 TOWNSHIP 1 NORTH, RANGE 12 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 341.30 FEET TO A POINT; THENCE NORTH 03 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 58.76 FEET TO A RIGHT-OF-WAY MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD (AR STATE HIGHWAY #338) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY NORTH 86 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 109.55 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 337.27 FEET TO A POINT; THENCE SOUTH 86 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 110.27 FEET TO A POINT; THENCE SOUTH 86 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 339.48 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES; NORTH 86 DEGREES 00 MINUTES 01 SECONDS WEST, 27.44 FEET; NORTH 84 DEGREES 26 MINUTES 13 SECONDS WEST, 82.63 FEET BACK TO
THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.706 ACRES OR 74,293
SQUARE- FEET, MORE OR LESS.

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

SECTION 3. That the change in zoning classification contemplated for Family Dollar Short-Form
PD-C (Z-9021), located at 3418 and 3502 Baseline Road, is conditioned upon obtaining a final plan
approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. That 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 5. That this ordinance shall not take effect and be in full force until the final approval of
the plan.

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. Repealer. 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: June 2, 2015

ATTEST: APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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