

**ORDINANCE NO.**

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED HIGHWAY 10 STORAGE CENTER LONG-FORM PCD, LOCATED AT 9300 FERNDALE CUT-OFF (Z-7517-A), 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 C-3, General Commercial District, to PCD, Planned Commercial Development:

**Z-7517-A: Part of the southeast quarter of the southwest quarter; and part of the southwest quarter of the southeast quarter, all in Section 8, Township 2, Range 14 West, Pulaski County, Arkansas, more particularly described as follows: commence at the southeast corner of said SE 1/4 SW 1/4 of Section 8; thence north 86 degrees, 21 minutes, 51 seconds west, 124.50 feet; thence north 01 degrees, 36 minutes, 37 seconds east, 164.00 feet to the point of beginning of the herein described tract of land; thence north 86 degrees, 21 minutes, 51 seconds west, 393.63 feet; thence north 03 degrees, 31 minutes, 21 seconds east 207.33 feet; thence north 44 degrees, 28 minutes, 07 seconds east 584.35 feet to the southerly right-of-way line of State Highway Number 10; thence south 45 degrees, 28 minutes, 24 seconds east along said right-of-way line 90 feet from and parallel with the centerline of said Highway a distance of 427.90 feet to the westerly right-of-way line of Ferndale Cut-off Road; thence along said westerly right-of-way line following a 796.21 foot radius curve to the left, having a chord bearing and distance of south 17 degrees, 11 minutes, 06 seconds west, 377.30 feet; thence run north 87 degrees, 01 minutes, 12 seconds west, 223.14 feet to the point of beginning containing 7.02 acres, more or less.**

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

- 1 1. The exteriors of the buildings along Highway 10 and Ferndale Cut-Off and within areas
- 2 that are visible from the streets are to be constructed of brick, stucco, stone or similar
- 3 quality materials. Any exposed metal surfaces are to be painted a neutral color.
- 4 2. The roof materials for the mini-warehouse units are to be of a non-reflective painted
- 5 material in areas which are visible from Highway 10 and Ferndale Cut-Off.
- 6 3. Commercial window glass or the appearance of glass windows are to be placed on the
- 7 facades abutting the public streets.
- 8 4. No businesses will be permitted to operate within the units.
- 9 5. The storage of flammable propellant materials such as gasoline and propane will not
- 10 be allowed.
- 11 6. No vehicle maintenance will be permitted on the site.
- 12 7. No garage sales, flea markets or direct sales will be permitted from the units or on the
- 13 premises.

14 **SECTION 3.** That the change in zoning classification contemplated for Highway 10 Storage Center  
15 Long-Form PCD, located at 9300 Ferndale Cut-Off (Z-7517-A), is conditioned upon obtaining final plan  
16 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

21 **SECTION 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase,  
22 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
23 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
24 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
25 ordinance.

26 **SECTION 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent  
27 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

28 **PASSED: June 28, 2016**

29 **ATTEST:**

**APPROVED:**

31 \_\_\_\_\_  
32 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

33 **APPROVED AS TO LEGAL FORM:**

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35 **Thomas M. Carpenter, City Attorney**