ORDINANCE NO. ________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT 
AND TO ESTABLISH A REVISED PLANNED INDUSTRIAL 
DEVELOPMENT TITLED 4200 HOERNER, LLC, PID, LOCATED AT 
4200 HOERNER ROAD (Z-8546-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 I-2, 
Light Industrial District, to PID, Planned Industrial Development:

**Z-8546-A**: DESCRIBED AS BEING A PART OF THE NW1/4 NW1/4 OF SECTION 
29, T-1-N, R-12-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY 
DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID 
NW1/4 NW1/4, AT A FOUND 3/4" REBAR; THENCE ALONG THE NORTH LINE 
OF SAID NW1/4 NW1/4 S87°14'22"E 379.82 FEET (DEEDED 379.40 FEET) TO A 
FOUND ONEW (1)-INCH PIPE FOR THE POINT OF BEGINNING; THENCE 
CONTINUE ALONG SAID NORTH LINE S87°14'22"E 372.20 FEET TO A FOUND 
(1)-INCH PIPE ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI 
PACIFIC RAILROAD COMPANY AND CHICAGO, ROCK ISLAND, AND 
PACIFIC RAILWAY COMPANY JOINT RIGHT-OF-WAY; THENCE LEAVING 
SAID NORTH LINE ALONG SAID RIGHT-OF-WAY S21°07'04"E 684.99 FEET 
(DEEDED 684.30 FEET) TO A FOUND 5/8-INCH REBAR ON THE NORTH 
RIGHT-OF-WAY OF HOERNER STREET; THENCE LEAVING SAID WEST 
RIGHT-OF-WAY, ALONG SAID NORTH RIGHT-OF-WAY N87°08'47"W 650.00 
FEET TO A FOUND 5/8-INCH REBAR; THENCE LEAVING SAID RIGHT-OF- 
WAY N02°48'29"E 625.30 FEET TO THE POINT OF BEGINNING, CONTAINING 
7.34 ACRES, MORE OR LESS. ALSO KNOWN AS A PART OF LOT D, LITTLE 
ROCK INDUSTRIAL DISTRICT, PULASKI COUNTY, ARKANSAS. 

AND 

BEING A PART OF THE NW1/4 NW1/4 OF SECTION 29, T-1-N, R-12-W, 
PULASKI COUNTY, ARKANSAS MORE PARTICULARLY LINE OF SAID
NW1/4 NW1/4 S87°14'22"E 752.02 FEET (DEEDED 751.60 FEET) TO A FOUND
(1)-INCH PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE
ALONG SAID NORTH LINE S87°14'22"E 44.20 FEET TO A FOUND 5/8-INCH
REBAR; THENCE LEAVING SAID NORTH LINE S41°45'33"E 70.70 FEET TO A
FOUND ½-INCH REBAR; THENCE S02°39'12"W 162.10 FEET TO A FOUND 5/8-
INCH REBAR ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI
RAILROAD COMPANY AND CHICAGO, ROCK ISLAND, AND PACIFIC
RAILWAY COMPANY JOINT RIGHT-OF-WAY; THENCE ALONG SAID
RIGHT-OF-WAY N21°07'04"W 232.40 FEET (DEEDED 232.10 FEET) TO THE
POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
Planning Commission.

Section 3. That the change in zoning classification contemplated for 4200 Hoerner, LLC, PID, located
at 4200 Hoerner Road (Z-8546-A), is conditioned upon obtaining final plan approval within the time
specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

Section 5. 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 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: August 15, 2023

ATTEST: ________________________________  APPROVED: ________________________________

__________________________________
Susan Langley, City Clerk  Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

__________________________________
Thomas M. Carpenter, City Attorney