ORDINANCE NO. __________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A REVISED PLANNED COMMERCIAL
DEVELOPMENT TITLED DUNNICK MIXED USE PCD, LOCATED AT
6024 STAGECOACH ROAD (Z-9782), 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 District, to PCD, Planned Commercial Development:

Z-9782: DESCRIBED AS LOT 6 OF MCDONALD'S SUBDIVISION OF ALL
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 27, TOWNSHIP I NORTH, RANGE 13 WEST, LYING
NORTH AND WEST OF THE LITTLE ROCK-HOT SPRINGS HIGHWAY,
EXCEPT TWO (2) ACRES IN THE NORTHWEST CORNER THEREOF IN
PULASKI COUNTY, ARKANSAS. SUBJECT TO ALL RIGHTS-OF-WAY,
COVENANTS AND RESTRICTIONS, EASEMENTS AND ALL OTHER
RESERVATIONS OF RECORD, IF ANY.

AND ALSO:

THE SOUTH 9.00 FEET OF THE EAST 160.00 FEET OF SAID LOT 5,
MCDONALD SUBDIVISION, MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENENCE NORTH 43 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE
SOUTH LINE OF SAID LOT 5, 160.00 FEET; THENENCE NORTH 45 DEGREES 22
MINUTES 49 SECONDS EAST, 9.00 FEET; THENENCE SOUTH 44 DEGREES 23
MINUTES 56 SECONDS EAST 160.00 FEET TO THE WESTERLY RIGHT-OF-
WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 (STAGECOACH ROAD);
THENENCE SOUTH 45 DEGREES 22 MINUTES 49 SECONDS WEST ALONG SAID
RIGHT-OF-WAY LINE, 9.00 FEET TO THE POINT OF BEGINNING.

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 Dunnick Mixed Use PCD, located at 6024 Stagecoach Road (Z-9782), 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:

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Thomas M. Carpenter, City Attorney