

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED PETTAWAY BUSINESS DISTRICT SHORT-FORM PCD, LOCATED AT 412 EAST 21<sup>ST</sup> STREET (Z-9501), 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, and R-4, Two-Family District, to PCD, Planned Commercial District:

**Z-9501:** DESCRIBED AS LOTS 7, 8, 9 AND THE WEST 37.5 FEET OF LOT 10, BLOCK 405, DUVAL'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND A PARCEL OF LAND LYING BETWEEN BLOCK 405 OF DUVAL'S ADDITION AND BLOCK 405 OF LINCOLN AND ZIMMERMAN'S ADDITION, ALL IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID LINCOLN AND ZIMMERMAN'S ADDITION, THENCE SOUTH 150.0 FEET (P) (MEASURED S2°48'21"W 150.15 FEET) TO THE NORTH RIGHT OF WAY OF EAST 21ST STREET (ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2); THENCE WEST, ALONG SAID NORTH RIGHT OF WAY, 7.59 FEET (MEASURED N87°47'03"W 7.59 FEET) TO THE SOUTHEAST CORNER OF THE WEST 37.5 FEET OF LOT 10, BLOCK 405, DUVAL'S ADDITION; THENCE NORTH 150 FEET (P) (MEASURED N2°14'01"E 150.33 FEET) TO THE NORTHEAST CORNER OF SAID WEST 37.5 FEET OF LOT 10; THENCE EAST 8.46 FEET (MEASURED S86°37'02"E 9.09 FEET) TO THE POINT OF BEGINNING.

**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 Pettaway Business District Short-Form PCD, located at 412 East 21<sup>st</sup> Street (Z-9501), 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 4, 2020**

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**

**APPROVED AS TO LEGAL FORM:**

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**Thomas M. Carpenter, City Attorney**

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