ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED
SHOWROOM READY SHORT-FORM PID, LOCATED AT 10118
COLONEL GLENN ROAD (Z-4946-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-1, Light Industrial District, to PID, Planned Industrial Development:

Z-4946-A: A part of the NE ¼ NW ¼ of Section 22, T-1-N, R-13-W, in the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows and as shown on the Survey Plat (Surveyed by Cornerstone Land Surveying on May 11, 2018, for Damor Holdings, LLC, Job No. R18-192). Commencing at the NE corner of said NE ¼ NW ¼, thence along the north line thereof N88°34'09"W, 532.00 feet to a found iron pipe for the true point of beginning, thence S01°46'09"W, 570.99 feet to a set iron pin on the north right-of-way line of Colonel Glenn Road, thence along said right-of-way line S89°29’09”W, 141.89 feet to a point, thence leaving said right-of-way line N01°43’48”E, 575.80 feet to a found iron pipe on the north line of said NE ¼ NW ¼ thence S88°34’09”E, 142.08 feet to the point of beginning containing 1.87 acres, more or less, subject to any easements or rights-of-way of record.

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

• There is to be no outside storage of parts, equipment or materials.
• All work must take place within the enclose building.
• No inoperable vehicles are to remain on the site for longer than seven (7) days.
• The use is limited to this business and the use as described in the applicant’s proposal in Paragraph A and the analysis in Paragraph I of the June 28, 2018, Planning Commission Agenda Staff Report.
Section 3. That the change in zoning classification contemplated for Showroom Ready Short-Form PID, located at 10118 Colonel Glenn Road (Z-4946-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 mMp 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 7, 2018

ATTEST:                      APPROVED:

_____________________________________  ____________________________________
Susan Langley, City Clerk          Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney