

- 1 8. The Grounds Guys Landscape Maintenance Company currently located at this site is
2 allowed to use the storage area behind the fenced area along the southern perimeter of the
3 site for its lawn care related trucks and trailers. Mr. Hall, the current owner, is allowed to
4 store his personal items in the storage area, limited to items that are not used for business
5 purposes. All equipment stored behind the fence, must be owned solely by the Grounds
6 Guys for lawn care purposes or Mr. Hall for personal use. No equipment weighing more
7 than 8,000 pounds can be stored on the property.
- 8 9. All current and future tenants (except the Grounds Guys) will meet the definition of “quiet
9 business”, with no equipment allowed to be stored outside of the office building at any
10 time or anywhere on the premise.
- 11 a. Quiet business is defined as a business that only uses the buildings for office purposes, and
12 has no outside need for storage of equipment, vehicles, supplies or related materials used
13 in conjunction with the operations of the business.
- 14 10. Future users of the office space, when the Grounds Guys vacate the premises, must meet
15 the definition of “quiet business”.

16 **Section 3.** That the change in zoning classification contemplated for Hall Revised Short-Form PCD,
17 located at 13311 Lawson Road (Z-5801-A), is conditioned upon obtaining final plan approval within the
18 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

30 **PASSED: October 18, 2016**

31 **ATTEST:**

APPROVED:

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34 **Susan Langley, City Clerk**

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34 **Mark Stodola, Mayor**

1 **APPROVED AS TO LEGAL FORM:**

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

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