

1 **DEVELOPMENT, 274.84 FEET TO THE POINT OF BEGINNING, CONTAINING**
2 **269,426 SQUARE-FEET, OR 6.1851 ACRES, MORE OR LESS.**

3 **SECTION 2.** That the preliminary site development plan/plat be approved as recommended by the
4 Little Rock Planning Commission and including the following conditions:

- 5 1. Parker-Lexus PCD is to maintain a fifteen (15)-foot wide strip along the west property
6 line. Clearing is required within this strip including the removal of all trees and
7 undergrowth. The area will be replanted with grass or ground cover. In the future the
8 area will be kept free of undergrowth and/or trees.
- 9 2. There are to be no retaining walls constructed within this fifteen (15)-foot wide strip
10 along the western property line.
- 11 3. In a landscape strip, east and adjacent to the fifteen (15)-foot wide strip described in
12 #1 above, any trees planted are to be of a variety and species that when mature the
13 branches will not hang over the fifteen (15)-foot wide strip to an extent that would
14 allow the tree and/or branches to be used to scale the adjacent property owners fence
15 which is located on the common property line.
- 16 4. When the landscape plans for the western boundary of the Parker-Lexus PCD are
17 prepared they will be submitted to the adjacent property owner for review and
18 comment prior to approval by the City and the issuance of permits to confirm that the
19 landscape plan complies with the intent of 1, 2 and 3 above.
- 20 5. No storm runoff will be diverted to the adjacent property to the west of the Parker-
21 Lexus development by the construction of improvements or grading related to the
22 development of the Parker-Lexus PCD property.
- 23 6. Storm drainage will be constructed by the applicant to insure that existing drainage
24 courses on the adjacent property to the west are not impacted.

25 **SECTION 3.** That the change in zoning classification contemplated for Parker Lexus Shackleford
26 West Long-Form PCD, located on the northwest corner of Shackleford West Boulevard and Shackleford
27 Road (Z-6526-C), is conditioned upon obtaining final plan approval within the time specified by Chapter
28 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

33 **SECTION 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase,
34 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
35 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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

5 **PASSED: March 1, 2016**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Mark Stodola, Mayor**

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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