

1 ORDINANCE NO. _____

2
3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4 AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL,
5 TITLED WHITE WATER TAVERN PD-C, LOCATED AT 2507 WEST 7TH
6 STREET (Z-3125-C), LITTLE ROCK, ARKANSAS, AMENDING THE
7 OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8 ARKANSAS; AND FOR OTHER PURPOSES.

9
10 BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11 ARKANSAS.

12 **Section 1.** That the zoning classification of the following described property be changed from R-3,
13 Single-Family Residential, and I-2, Light Industrial District, to PD-C, Planned Development – Commercial:

14 **Z-3125-C:** DESCRIBED AS THE WEST ONE HALF OF LOT 5, BLOCK 8,
15 FERNDAL ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY,
16 ARKANSAS. LESS AND EXCEPT THE SOUTH 20 FEET THEREOF DEEDED
17 TO THE CITY OF LITTLE ROCK IN DEED BOOK 246, PAGE 278.

18 AND

19 THE EAST HALF OF LOT 5, BLOCK 8, OF FERNDAL ADDITION TO LITTLE
20 ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE SOUTH
21 TWENTY (20) FEET THEREOF DEEDED TO THE CITY OF LITTLE ROCK
22 FOR USE AS A STREET, AND SUBJECT TO THE RIGHT OF OWNERS OF
23 PROPERTY IN BLOCK 8, FERNDAL, LYING TO THE EAST OF THE ABOVE
24 DESCRIBED TO INGRESS AND EGRESS OVER A TEN (10)-FOOT STRIP AT
25 THE REAR OF THE ABOVE DESCRIBED, SO LONG AS THE PLATTED
26 ALLEYWAY REMAINS IMPASSABLE.

27 AND

28 **TRACT 1:** THE SOUTH 120 FEET OF LOT 7, BLOCK 8, FERNDAL ADDITION
29 TO THE CITY OF LITTLE ROCK, ARKANSAS, AND PART OF LOT 8, BLOCK
30 8, FERNDAL ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AND
31 MORE PARTICULARLY DESCRIBED AS: BEGINNING THIRTEEN (13) FEET
32 NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 72
33 FEET; THENCE EAST FIFTY (50) FEET; THENCE SOUTH SEVENTY-TWO (72)
34 FEET; THENCE WEST FIFTY (50) FEET TO THE POINT OF BEGINNING,

1 A/K/A AS TAX PARCEL NO. 34L-044.00-091.00, A/K/A AS 2500 WEST 7TH
2 STREET, LITTLE ROCK, ARKANSAS, 72205, AND A/K/A THE BUSINESS.
3 WHITE WATER TAVERN.

4 AND

5 TRACT 2: THE EAST 1/2 OF LOT 6, BLOCK 8, FERNDALE ADDITION TO THE
6 CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE
7 SOUTH TWENTY (20) FEET THEREOF, AND A/K/A TAX PARCEL NO.
8 34L040008700.

9 AND

10 TRACT 3: THE WEST 1/2 OF LOT 6, BLOCK 8, FERNDALE ADDITION TO
11 THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE
12 SOUTH TWENTY (20) FEET THEREOF, AND A/K/A TAX PARCEL NO.
13 34L0440008600.

14 AND

15 PART OF BLOCK 21, CAPITOL HILL EXTENSION ADDITION TO THE CITY
16 OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LYING NORTH AND
17 WEST OF MOPAC RAILROAD, MORE PARTICULARLY DESCRIBED AS.:
18 BEGINNING AT THE NORTHWEST CORNER OF BLOCK 21; THENCE EAST
19 ALONG NORTH LINE OF BLOCK 21, 223.0 FEET TO THE WEST RIGHT OF
20 WAY OF MOPAC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID
21 RIGHT-OF-WAY, 132.6 FEET; THENCE CONTINUE SOUTHWESTERLY
22 ALONG SAID RIGHT-OF-WAY, 121.8 FEET; THENCE WEST 36.3 FEET TO
23 WEST LINE OF BLOCK 21 AND THE EAST RIGHT-OF-WAY OF THAYER
24 STREET, SAID POINT BEING TWENTY-FIVE (25) FEET SOUTH OF THE
25 NORTHWEST CORNER OF LOT 4; THENCE NORTH ALONG WEST LINE
26 BLOCK 21 AND THE EAST RIGHT-OF-WAY LINE OF THAYER STREET,
27 176.11 FEET TO THE POINT OF BEGINNING.

28 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
29 Planning Commission.

30 **Section 3.** That the change in zoning classification contemplated for White Water Tavern PD-C,
31 located at 2507 West 7th Street (Z-3125-C), is conditioned upon obtaining final plan approval within the
32 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

1 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
2 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
3 to affect and designate the change provided for in Section 1 hereof.

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

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

11 **PASSED: April 18, 2023**

12 **ATTEST:**

APPROVED:

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15 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

16 **APPROVED AS TO LEGAL FORM:**

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

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