

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED QUEEN BEANS PD-C, LOCATED AT THE NORTHWEST CORNER OF HERMITAGE ROAD AND AUTUMN ROAD (Z-9795-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 R-2, Single-Family District, to PD-C, Planned Development - Commercial:

Z-9795-A: Described as Lot 1, Autumnwood Subdivision, now in the City of Little Rock, Pulaski County, Arkansas, less and except, Beginning at the northeast corner of said Lot 1; thence S 00°22'31" W along the east line of said Lot 1, 164.86 feet to the southeast corner; thence N 59°54'48" W, 173.62 feet to a point on the west line of said Lot 1; thence N 00°22'31" E along said west line, 80.0 feet to the northwest corner thereof; thence S 89°10'19" E along the north line of said Lot 1, 150.8 feet to the point of beginning. And, also, less and except, the south fifteen (15) feet thereof.

Section 2. That the preliminary site development plan/plot be approved as recommended by the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Queen Beans PD-C, located at the northwest corner of Hermitage Road and Autumn Road (Z-9795-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 the 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

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 with
4 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

5 **PASSED: February 6, 2024**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

Frank Scott, Jr., Mayor

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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