

1 ORDINANCE NO. _____

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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4 AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5 STANTON OPTICAL REVISED SHORT-FORM PCD (Z-8501-A),
6 LOCATED AT 112 SOUTH UNIVERSITY AVENUE, LITTLE ROCK,
7 ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY
8 OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
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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 PCD,
13 Planned Commercial District, to Revised PCD:

14 **Z-8501-A**: Part of the NE ¼ of the SE ¼ of the NE ¼ of Section 1, Township 1 North, Range
15 13 West, Pulaski County, Arkansas, more particularly described as follows to-wit: Beginning
16 380 feet south and forty (40) feet west of the NE corner of said SE ¼ of NE ¼ said point being
17 on the west right-of-way of University Avenue, and run thence S88°32'47"E along said west
18 right-of-way a distance of 9.0 feet; thence S3°1'30"W along said right-of-way a distance of
19 37.85 feet; thence N87°1'44"W leaving said right-of-way a distance of 13.60 feet to a cotton
20 picker spindle on the east line of Lot 1 of the Park Avenue Addition to the City of Little Rock,
21 Arkansas; thence continuing N87°1'44"W along the south line of said Lot 1 a distance of
22 104.99 feet to a ½-inch rebar with cap #1281 on the east line of said Lot 1; thence N1°27'43"E
23 along the east line of said Lot 1 a distance of 100.13 feet to a ½-inch rebar on the north line of
24 Lot 1; thence N1°32'21"E along the east of property referred to in a survey conducted by
25 Donald Brooks, on July 9, 1990, a distance of 49.96 feet to a X chiseled in the concrete on the
26 south line of said property; thence S87°04'30"E along the south line of said property a
27 distance of 115.00 feet to the point of beginning containing 0.39 acres, more or less.

28 SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
29 Little Rock Planning Commission.

30 SECTION 3. That the change in zoning classification contemplated for Stanton Optical Revised Short-
31 Form PCD (Z-8501-A), located at 112 South University Avenue, is conditioned upon obtaining a final plan
32 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

1 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
2 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
3 necessary to affect and designate the change provided for in Section 1 hereof.

4 **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval of
5 the plan.

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

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

13 **PASSED: July 21, 2015**

14 **ATTEST:**

APPROVED:

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17 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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

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