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ORDINANCE NO. _____

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**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DEVELOPMENT - COMMERCIAL
TITLED VARGAS BODY SHOP – PD-C, LOCATED AT 8415 SCOTT
HAMILTON DRIVE (Z-10024), LITTLE ROCK, ARKANSAS, AMENDING
THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.**

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**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
ARKANSAS.**

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Section 1. That the zoning classification of the following described property be changed from R-3, Single Family Residential, to PD-C, Planned District – Commercial:

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Z-10024: Described as part of the NW1/4 SE1/4, Section 32, Township 1 North, Range 12 West. being more particularly described as follows; Beginning 575 South of the Northwest corner of said NW1/4 SE1/4, thence East 1325.1 feet to a point, thence South 181 feet to a point; thence West 1325.3 feet to a point on the West line of said NW1/4 SE 1/4; thence North 181 feet along said West line to the Point of Beginning.

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Less and Except 0.05 Acre (2191 Sq. Ft.) to be used as a permanent Road Right of Way and described In Deed Instrument No. 2013-012218.

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

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Section 3. That the change in zoning classification contemplated for Vargas Body Shop – PD-C, located at 8415 Scott Hamilton Drive (Z-10024), 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.

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

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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.

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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

1 adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

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

6 **PASSED: January 21, 2025**

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9 **ATTEST:**

APPROVED:

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12 **Allison Segars, City Clerk**

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

13 **APPROVED AS TO LEGAL FORM:**

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

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