

1 **ORDINANCE NO. _____**
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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND TO ESTABLISH A PLANNED DEVELOPMENT - INDUSTRIAL**
5 **TITLED GLOVER – PD-I, LOCATED AT 3611 MABELVALE PIKE (Z-**
6 **10072), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**
7 **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR**
8 **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 R-2,
13 Single Family Residential, to PD-I, Planned District - Industrial:

14 **Z-10072: Described as a part of the SE¼, Section 18, T-1-N, R-12-W, Pulaski**
15 **County, Arkansas, being more particularly described as follows: Commencing at**
16 **the NW corner of the SW¼ SE¼ of said Section 18; thence South along the West line**
17 **of said SW¼ SE¼, 950.0 feet; thence S 77°40' E, 242.0 feet to a point in the**
18 **centerline of Mabelvale Pike; thence along said centerline the following bearings**
19 **and distances: N 19°51'43" W, 54.18 feet; N 11°53'46" W, 346.62 feet; N 03°55'50"**
20 **W, 224.01 feet; thence N 04°10'50" W, along said centerline, 318.84 feet to the point**
21 **of beginning; thence N 81°37'26" E, 916.47 feet; thence N 51°21'09" W, 181.58 feet;**
22 **thence N 89°54'18" W, 126.36 feet to the SE corner of Lot 1, Nobles Addition;**
23 **thence N 72°12'09" W, along the South line of said Lot 1, 8.1 feet; thence N**
24 **24°04'56' W along said South line, 71.47 feet; thence S 75°31'51" W along said**
25 **South line, 472.4 feet; thence S 50°09'58" W along said South line, 202.0 feet to a**
26 **point in the centerline of Mabelvale Pike; thence S 09°10'43" E along said centerline**
27 **68.28 feet to the point of beginning, containing 3.33 acres, more or less. Subject to**
28 **the right of way of Mabelvale Pike.**

29
30 **And**

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32 **A part of the SE¼, Section 18, T-1-N, R-12-W, Pulaski County, Arkansas, being more**
33 **particularly described as follows: Commencing at the NW corner of the SW¼ SE¼**
34 **of said Section 18; thence South along the West line of said SW¼ SE¼, 950.0 feet;**

1 thence S 77°40' E, 242.0 feet to a point in the centerline of Mabelvale Pike; thence
2 along said centerline the following bearings and distances: N 19°51'43" W, 54.18 feet;
3 N 11°53'46" W, 346.62 feet; N 03°55'50" W, 224.01 feet to the point of beginning, said
4 point being on the South line of a 160.0 foot wide Entergy easement; thence N
5 81°37'26" E along said South line of easement, 1194.91 feet; thence N 00°06'07" W,
6 161.42 feet; thence N 88°59'25" W, 167.0 feet; thence N 13°34'44" W, 330.39 feet;
7 thence S 64°10'51" W, 217.4 feet; thence S 51°21'09" E, 181.58 feet; thence S
8 81°37'26" W, 916.47 feet to t appoint in the centerline of Mabelvale Pike; thence S
9 04°10'50" E, along said centerline, 318.84 feet to the point of beginning, containing
10 8.84 acres, more or less. Subject to the right of way of Mabelvale Pike. Subject to a
11 160 feet wide power line easement.

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

15 **Section 3.** That the change in zoning classification contemplated for Glover – PD-I, located at 3611
16 Mabelvale Pike (Z-10072), is conditioned upon obtaining final plan approval within the time specified by
17 Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

29 **PASSED: January 21, 2025**

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32 **ATTEST:**

32 **APPROVED:**

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35 Allison Segars, City Clerk

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35 Frank Scott, Jr., Mayor

1 **APPROVED AS TO LEGAL FORM:**

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

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