

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL**
5 **TITLED SOUTHERN MAGNOLIA HOUSE STR-2 PD-C, LOCATED AT**
6 **1301 SOUTH CUMBERLAND STREET (Z-8061-C), 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 POD,
13 Planned Office Development, to PD-C, Planned Development - Commercial:

14 **Z-8061-C: Described Lot 1, Block 48, Original City of Little Rock, Pulaski County,**
15 **Arkansas.**

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

18 **Section 3.** That the change in zoning classification contemplated for Southern Magnolia House STR-
19 2 PD-C, located at 1301 S. Cumberland Street (Z-8061-C), is conditioned upon obtaining final plan
20 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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31 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

32 **PASSED: January 23, 2024**

1 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

Frank Scott, Jr., Mayor

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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