

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 **WEST MARKHAM-NORTH MONROE SHORT-FORM PCD, LOCATED**
6 **AT 4908 WEST MARKHAM STREET (Z-5151-B), 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 C-3,
13 General Commercial District, to PCD, Planned Commercial Development District:

14 **Z-5151-B: A part of Block 5, Howard Adams Subdivision of the E-1/2 of the NW ¼**
15 **of the NE ¼ of Section 6, Township 1 North, Range 12 West, in the City of Little Rock,**
16 **Pulaski County, Arkansas, more particularly described as follows to-wit: Tract 1:**
17 **Beginning at the southeast corner of said Block 5; run thence north along the east line**
18 **thereof a distance of 150 feet; thence west 93-1/3 feet; thence south 150 feet to the**
19 **south line thereof; thence east 93-1/3 feet to the point of beginning. Tract 2: Beginning**
20 **at a point 93-1/3 feet west of the southeast corner of Block 5, Howard Adams**
21 **Subdivision and run thence north parallel to the east line of said block a distance of**
22 **150.0 feet; thence west parallel to the south line of said Block 5 a distance of 61.04**
23 **feet; thence south 150 feet; thence east along the south line of Block 5 to the point of**
24 **beginning.**

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

27 **Section 3.** That the change in zoning classification contemplated for West Markham-North Monroe
28 Short-Form PCD, located at 4908 West Markham Street (Z-5151-B), is conditioned upon obtaining final
29 plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
30 Ordinances.

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

32 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
33 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
34 to affect and designate the change provided for in Section 1 hereof.

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

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

8 **PASSED: December 6, 2016**

9 **ATTEST:**

APPROVED:

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12 **Susan Langley, City Clerk**

Mark Stodola, Mayor

13 **APPROVED AS TO LEGAL FORM:**

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

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