

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 KELLYCAB PROPERTIES 3 STR-2 – PD-C, LOCATED AT 517**  
6 **CHICKADEE DRIVE (Z-9897-B), CITY OF LITTLE ROCK, ARKANSAS,**  
7 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE**  
8 **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 R-5,  
13 Urban Residence District, to PD-C, Planned Development - Commercial:

14 **Z-9897-B: Described as Lots 85 and 86, Cardinal Heights Addition to the City of**  
15 **Little Rock, Pulaski County, Arkansas.**

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

18 **Section 3.** That the change in zoning classification contemplated for KellyCab Properties 3 STR-2 PD-  
19 C, located at 517 Chickadee Drive, Unit C (Z-9897-A), is conditioned upon obtaining final plan approval  
20 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 the Designated District Map be, and is hereby amended, to the extent and in the respects  
24 necessary 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 and resolutions, or parts of the same, that are inconsistent  
31 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency

32 **PASSED: February 20, 2024**

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1 **ATTEST:**

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Susan Langley, City Clerk

**APPROVED:**

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Frank Scott, Jr., Mayor

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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