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 MIDTOWN PREMIUM PROPERTIES (5) STR-2 PD-C,		
6	LOCATED AT 514 SHERMAN STREET, UNIT 3 (Z-9963-B), LITTLE		
7	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF		
, 8	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
9	PURPOSES.		
10	TURI USES.		
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
12	ARKANSAS.		
13	<b>Section 1.</b> That the zoning classification of the following described property be changed from R-4A,		
14	Low Density Residential District, to PD-C, Planned Development - Commercial:		
15	<u>Z-9963-B</u> : Described as part of Trapnall Block, Stevenson Addition to the City of		
16	Little Rock, Pulaski County, Arkansas; Beginning at the southeast corner of said		
17	Block which is the northwest corner of East 6 <sup>th</sup> Street and Sherman Street, thence		
18	north along west side of Sherman Street, 81.5 feet from point of beginning, thence		
19	north along west side of Sherman Street, 68.5 feet, thence west parallel East 6 <sup>th</sup> Street,		
20	75 feet; thence south parallel East 6 <sup>th</sup> Street, 75 feet, more or less.		
21	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
22	Planning Commission.		
23	Section 3. That the change in zoning classification contemplated for Midtown Premium Properties		
24	(5) STR-2 DP-C, located at 514 Sherman Street, Unit 3 (Z-9963-B), is conditioned upon obtaining final		
25	plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of		
26	Ordinances.		
27	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
28	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
29	Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects		
30	necessary to affect and designate the change provided for in Section 1 hereof.		
31	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
32	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
33	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and		

1	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
2	ordinance.		
3	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
4	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
5	PASSED: May 21, 2024		
6	ATTEST:	APPROVED:	
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9	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
10	APPROVED AS TO LEGAL FORM:		
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12 13	Thomas M. Carpenter, City Attorney		
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