

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL TITLED WHITE WATER TAVERN REVISED PD-C, LOCATED AT 2500 WEST 7<sup>TH</sup> STREET (Z-3125-D), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.**

**Section 1.** That the zoning classification of the following described property be changed from PD-C, Planned Development - Commercial, to Revised PD-C:

**Z-3125-D: DESCRIBED AS THE WEST ONE HALF OF LOT 5, BLOCK 8, FERNSDALE ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS. LESS AND EXCEPT THE SOUTH TWENTY (20) FEET THEREOF DEEDED TO THE CITY OF LITTLE ROCK IN DEED BOOK 246, PAGE 278, AS RECORDED IN INSTRUMENT NO. 2021046191, RECORDS OF PULASKI COUNTY CIRCUIT CLERK.**

AND

**THE EAST HALF OF LOT 5, BLOCK 8, OF FERNSDALE ADDITION TO LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE SOUTH TWENTY (20) FEET THEREOF DEEDED TO THE CITY OF LITTLE ROCK FOR USE AS A STREET, AND SUBJECT TO THE RIGHT OF OWNERS OF PROPERTY IN BLOCK 8, FERNSDALE, LYING TO THE EAST OF THE ABOVE DESCRIBED TO INGRESS AND EGRESS OVER A TEN (10)-FOOT STRIP AT THE REAR OF THE ABOVE DESCRIBED, SO LONG AS THE PLATTED ALLEYWAY REMAINS IMPASSABLE. AS RECORDED IN INSTRUMENT NO. 2021046190, RECORDS OF PULASKI COUNTY CIRCUIT CLERK.**

AND

**TRACT 1: THE SOUTH 120 FEET OF LOT 7, BLOCK 8, FERNSDALE ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AND PART OF LOT 8, BLOCK 8, FERNSDALE ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING THIRTEEN (13) FEET**

1 NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH  
2 SEVENTY-TWO (72) FEET; THENCE EAST FIFTY (50) FEET; THENCE SOUTH  
3 SEVENTY-TWO (72) FEET; THENCE WEST FIFTY (50) FEET TO THE POINT  
4 OF BEGINNING, A/K/A AS TAX PARCEL NO. 34L-044.00-091.00, A/K/A AS 2500  
5 WEST 7<sup>TH</sup> STREET, LITTLE ROCK, ARKANSAS 72205, AND A/K/A THE  
6 BUSINESS, WHITE WATER TAVERN

7 TRACT 2: THE EAST ½ OF LOT 6, BLOCK 8, FERNDALE ADDITION TO THE  
8 CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE  
9 SOUTH TWENTY (20) FEET THEREOF, AND A/K/A TAX PARCEL NO.  
10 34L0440008700.

11 TRACT 3: THE WEST ½ OF LOT 6, BLOCK 8, FERNDALE ADDITION TO THE  
12 CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE  
13 SOUTH TWENTY (20) FEET THEREOF, AND A/K/A TAX PARCEL NO.  
14 34L0440008600. AS RECORDED IN INSTRUMENT NO. 2021064909, RECORDS  
15 OF PULASKI COUNTY CIRCUIT CLERK.

16 AND

17 PART OF BLOCK 21, CAPITOL HILL EXTENSION ADDITION TO THE CITY  
18 OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LYING NORTH AND  
19 WEST OF MOPAC RAILROAD, MORE PARTICULARLY DESCRIBED AS:  
20 BEGINNING AT THE NORTHWEST CORNER OF BLOCK 21; THENCE EAST  
21 ALONG NORTH LINE OF BLOCK 21, 223.0 FEET TO THE WEST RIGHT-OF-  
22 WAY OF MOPAC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID  
23 RIGHT-OF-WAY, 132.6 FEET; THENCE CONTINUE SOUTHWESTERLY  
24 ALONG SAID RIGHT-OF-WAY, 121.8 FEET; THENCE WEST 36.3 FEET TO  
25 WEST LINE OF BLOCK 21 AND THE EAST RIGHT-OF-WAY OF THAYER  
26 STREET, SAID POINT BEING TWENTY-FIVE (25) FEET SOUTH OF THE  
27 NORTHWEST CORNER OF LOT 4; THENCE NORTH ALONG WEST LINE  
28 BLOCK 21 AND THE EAST RIGHT-OF-WAY LINE OF THAYER STREET,  
29 176.11 FEET TO THE POINT OF BEGINNING. AS RECORDED IN  
30 INSTRUMENT NO. 2021045800, RECORDS OF PULASKI COUNTY CIRCUIT  
31 CLERK.

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

1       **Section 3.** That the change in zoning classification contemplated for White Water Tavern Revised  
2 PD-C, located at 2500 West 7<sup>th</sup> Street (Z-3125-D), is conditioned upon obtaining final plan approval within  
3 the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

15 **PASSED: June 18, 2024**

16 **ATTEST:**

**APPROVED:**

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19 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

20 **APPROVED AS TO LEGAL FORM:**

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

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