

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

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
AND TO ESTABLISH A PLANNED ZONING DEVELOPMENT AND  
ESTABLISHING A PLANNED COMMERCIAL DEVELOPMENT TITLED  
LOCAL FARES EXCHANGE AND STORAGE PCD, LOCATED AT  
SOUTH SIDE OF BASELINE ROAD (10600 BLOCK) (Z-6911-A), 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 I-1,  
Industrial Park District, to PCD, Planned Commercial Development:

**Z-6911-A: DESCRIBED AS PART OF THE NORTH HALF OF THE  
NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 13  
WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE  
NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 00°10'53"  
WEST, ALONG THE WEST LINE OF SAID SECTION 3, 40.00 FEET TO A POINT  
ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE  
SOUTH 89°37'49" EAST, ALONG SAID RIGHT-OF-WAY LINE, 835.11 FEET TO  
A FOUND 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE  
SOUTH 89°37'49" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE,  
880.09 FEET; THENCE SOUTH 00°02'57" EAST, 967.02 FEET TO A FOUND  
TWO (2)-INCH PIPE; THENCE SOUTH 89°03'39" WEST, 884.02 FEET TO A  
FOUND TWO (2)-INCH PIPE; THENCE NORTH 00°10'26" EAST, 987.19 FEET  
TO THE POINT OF BEGINNING.**

**ALL OF THE ABOVE DESCRIBED REAL PROPERTY IS TRANSFERRED  
SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, ECEPTIONS,  
RESERVATIONS, RESTRICTIONS, RIGHT AND RIGHTS-OF-WAY OF  
RECORD.**

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

3           **Section 3.** That the change in zoning classification contemplated for Local Fares Exchange and  
4 Storage – PCD, located at South side of Baseline Road (10600 Block) (Z-6911-A), is conditioned upon  
5 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of  
6 the Code of Ordinances.

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

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

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

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

18 **PASSED: July 16, 2024**

19 **ATTEST:**

**APPROVED:**

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22 **Susan Langley, City Clerk**

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

23 **APPROVED AS TO LEGAL FORM:**

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

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