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 DEVINE – PD-C, LOCATED AT 9814 DAVMAR DRIVE (Z-10001-
6	A), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
7	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
8	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-2,
13	Single-Family Residential District, to Revised PD-C, Planned Development - Commercial:
14	Z-10001-A – DESCRIBED AS PART OF THE NORTH 17 ACRES OF THE
15	SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,
16	TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS,
17	AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
18	COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 17
19	ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
20	THENCE WEST A DISTANCE OF 320.83 FEET TO A POINT; THENCE NORTH
21	A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE WEST
22	A DISTANCE OF 260.07 FEET TO A POINT; THENCE NORTH A DISTANCE OF
23	150.56 FEET TO A POINT; THENCE N89°58'09''E A DISTANCE OF 260.07 FEET
24	TO A POINT; THENCE SOUTH A DISTANCE OF 152.70 FEET TO THE POINT
25	OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.91 ACRES MORE OR
26	LESS.
27	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
28	Planning Commission.
29	Section 3. That the change in zoning classification contemplated for Devine – PD-C, located at 9814
30	Davmar Drive (Z-10001-A), is conditioned upon obtaining final plan approval within the time specified by
31	Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
32	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

1	Section 5.	That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
2	Arkansas, and t	he Designated District Map be, and is hereby amended, to the extent and in the respects
3	necessary to affe	ect and designate the change provided for in Section 1 hereof.

4 Section 6. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or 5 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 6 adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and 7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 8 ordinance.

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

11 **PASSED:** August 20, 2024

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13 **ATTEST:**

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16 Allison Segars, Acting City Clerk17 APPROVED AS TO LEGAL FORM:

APPROVED:

Frank Scott, Jr., Mayor

20	Thomas M. Carpenter, City Attorney
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