1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A REVISED PLANNED DISTRICT -		
5	COMMERCIAL TITLED KAUFMAN DEVELOPMENT, LLC – PD-C,		
6	LOCATED AT 1222-12226 KAUFMAN ROAD (Z-10004), LITTLE ROCK,		
7	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
8	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
9			
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 O-3,		
13	General Office District and POD, Planned Office Development, to PD-C, Planned Development -		
14	Commercial:		
15	<u>Z-10004</u> – DESCRIBED AS PART OF THE NW1/4 NW1/4 OF SECTION 10,		
16	T-1-N, R-13-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS MORE		
17	PARTICULARLY DESCRIBED AS FOLLOWS:		
18	BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, HAMPTON-		
19	GOFF SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK;		
20	THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 3,		
21	N01°58'25''E, 226.69 FT.; THENCE S88°21'44''E, 113.42 FT.; N02°20'37''E,		
22	136.04 FT.; THENCE S88°08'06''E, 193.00 FT. TO A POINT ON THE WEST		
23	RIGHT OF WAY OF KAUFMAN ROAD; THENCE CONTINUING		
24	ALONG SAID WEST RIGHT OF WAY S01°43'09''W, 136.04 FT.; THENCE		
25	S02°23'12''W, 125.60 FT.; THENCE S00°53'00''W, 100.33 FT.; THENCE		
26	N88°21'44''W, 308.91 FT.; BACK TO THE POINT OF BEGINNING,		
27	CONTAINING 2.204 ACRES, MORE OR LESS.		
28	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
29	Planning Commission.		
30	Section 3. That the change in zoning classification contemplated for Kaufman Development, LLC –		
31	PD-C, located at 1222-12226 Kaufman Road (Z-10004), is conditioned upon obtaining final plan approval		
32	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
33	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		

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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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