1	ORDINANCE NO	
2		
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND TO ESTABLISH A PLANNED DEVELOPMENT - RESIDENTIAL	
5	TITLED ALRM LITTLE ROCK - PD-R, LOCATED AT 3301 WEST	
6	CAPITOL AVENUE (Z-10007), LITTLE ROCK, ARKANSAS, AMENDING	
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,	
8	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 R-3	
13	CUP, Conditional Use Permit, to PD-R, Planned Development - Residential:	
14	Z-10007 – DESCRIBED AS THE EAST 1/3 OF LOTS 1, 2 AND 3, BLOCK 1 OF	
15	C.O. KIMBALL AND BODEMAN'S ADDITION TO THE CITY OF LITTLE	
16	ROCK, PULASKI COUNTY, ARKANSAS.	
17	LESS AND EXCEPT: THE FOLLOWING DESCRIPTION DEDICATED TO	
18	THE CITY OF LITTLE ROCK, ARKANSAS BY VIRTUE OF THE DEDICATION	
19	DEED FILED OF RECORD ON 05/22/2019 AS INSTRUMENT NO. 2019031346,	
20	AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
21	BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF C.O.	
22	KIMBALL AND BODEMAN'S ADDITION TO THE CITY OF LITTLE ROCK,	
23	ARKANSAS BEING ON THE WEST RIGHT OF WAY OF BROWN STREET;	
24	THENCE S01°53'41"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE	
25	OF 19.19' TO A POINT; THENCE LEAVING SAID EAST LINE, ALONG A CURVE	
26	TO THE LEFT HAVING A RADIUS OF 20.00' AND A CHORD OF N41°55'16"W,	
27	27.69°, A DISTANCE OF 30.59' TO A POINT ON THE NORTH LINE OF SAID LOT	
28	1, BEING ON THE SOUTH RIGHT OF WAY LINE OF W. CAPITOL AVE.;	
29	THENCE S85°44'12"E, ALONG THE NORTH LINE OF SAID LOT 1, A	
30	DISTANCE OF 19.19' TO THE POINT OF BEGINNING.	
31	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock	
32	Planning Commission.	

1	Section 3. That the change in zoning classification contemplated for ALRM Little Rock – PD-R		
2	located at 3301 West Capitol Avenue (Z-10007), 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: August 20, 2024		
16			
17	ATTEST:	APPROVED:	
18			
19	Allican Canana Antina City Claub	Events Coott Iv. Mayor	
20	Allison Segars, Acting City Clerk	Frank Scott, Jr., Mayor	
21	APPROVED AS TO LEGAL FORM:		
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2324	Thomas M. Carpenter, City Attorney		
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