1	ORDINANCE NO	
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND TO ESTABLISH A REVISED PLANNED OFFICE DEVELOPMENT	
5	TITLED OUR HOUSE - REVISED POD, LOCATED AT 302 EAST	
6	ROOSEVELT ROAD (Z-5239-J), LITTLE ROCK, ARKANSAS,	
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE	
8	ROCK, ARKANSAS; AND FOR OTHER 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 POD,	
13	Planned Office Development, to Revised POD:	
14	Z-5239-J – Described as part of the Southwest Quarter (SW 1/4) of Section 11,	
15	Township 1 North, Range 12 West, Little Rock, Pulaski County, Arkansas, and	
16	part of J.R. Van Frank's Subdivision, an addition to the city of Little Rock,	
17	Pulaski County, Arkansas, more particularly described as follows:	
18	BEGINNING at an existing rebar marking the Northeast corner of Lot 10,	
19	Block 4 of said J.R. Van Frank's Subdivision; THENCE S02°00'44"W, 408.72	
20	feet to a point; THENCE S02°27'32"W, 103.89 feet to an existing chiseled "x" in	
21	concrete on the North Right-of-Way line of East Roosevelt Road; THENCE	
22	N86°59'00"W, along the North Right-of-Way line of said East Roosevelt Road,	
23	519.37 feet to a point; THENCE leaving the North Right-of-Way line of said East	
24	Roosevelt Road, N03°14'04"E, 81.81 feet to an existing rebar; THENCE	
25	N19°18'52"W, 73.00 feet to an existing rebar; THENCE N36°59'52"W, 86.00 feet	
26	to a point; THENCE N52°14'52"W, 69.00 feet to a point; THENCE	
27	N62°29'49"W, 19.63 feet to a point; THENCE N32°50'46"E, 71.00 feet to a point;	
28	THENCE N13°35'46"E, 42.00 feet to a point; THENCE N06°31'46"E, 139.76 feet	
29	to an existing rebar (RLS1762) to a point on the South Right-of-Way line of East	
30	24th Street; THENCE S87°40'52"E, along the South Right-of-Way line of said	
31	East 24th Street, 307.11 feet to a point; THENCE S87°40'52"E, continuing along	

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the South Right-of-Way line of said East 24th Street, 309.82 feet to the POINT

OF BEGINNING, containing 6.925 acres, more or less, being subject to public		
road rights-of-way and any easements of record, according to a survey by		
Anderson Surveying, Inc., RLS # 1272, Job # 23-08-11.		
Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
Planning Commission.		
Section 3. That the change in zoning classification contemplated for Our House Revised POD, located		
at 302 East Roosevelt Road (Z-5239-J), is conditioned upon obtaining final plan approval within the time		
specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
Section 5. That the map referred to in Chapter	36 of the Code of Ordinances of the City of Little Rock,	
Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects		
necessary to affect and designate the change provided for in Section 1 hereof.		
Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and		
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
ordinance.		
Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
PASSED: August 20, 2024		
ATTEST:	APPROVED:	
	Frank Scott, Jr., Mayor	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
Thomas M. Carbenier, Chy Allornev		
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	road rights-of-way and any easemed Anderson Surveying, Inc., RLS # 127 Section 2. That the preliminary site developmed Planning Commission. Section 3. That the change in zoning classificat 302 East Roosevelt Road (Z-5239-J), is conditionally specified by Chapter 36, Article VII, Section 36-45 Section 4. That this ordinance shall not take the Section 5. That the map referred to in Chapter Arkansas, and the Designated District Map be, an necessary to affect and designate the change provided Section 6. Severability. In the event any title word of this ordinance is declared or adjudged adjudication shall not affect the remaining portions effect as if the portion so declared or adjudged involved in the provisions of this ordinance are hereby repealed PASSED: August 20, 2024	