

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL TITLED TAYLOR STR-2’S PD-C, LOCATED AT 8411 FERNDAL CUT-OFF (Z-9986), 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 R-2, Single-Family District, to PD-C, Planned Development - Commercial:

Z-9986: Described as commencing at the NE corner of the SE¹/₄ of the NW¹/₄ of Section 17, T-2-N, R-14-W, Pulaski County, Arkansas, run thence west along the north line of said SE¹/₄ NW¹/₄, 265.2 feet, more or less, to the center of Ferndale–No.10 Cutoff Road; thence southwesterly along the center of said road, 942.1 feet, more or less, to the point of beginning of the herein described tract; thence East 447.6 feet to an old fence row; thence S02°16' W along an old fence row, 222.4 feet; thence West 377.8 feet to the centerline of said Ferndale-No.10 Cutoff Road; thence northwesterly along centerline of road 231.3 feet, more or less, to the point of beginning.

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 Taylor STR-2’s PD-C, located at 8411 Ferndale Cut-Off (Z-9986), 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

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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4 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

5 **PASSED: August 6, 2024**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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