

1 **ORDINANCE NO. _____**
2

3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT**
5 **TITLED TOTAL LAND CORPORATION – PCD, LOCATED AT 9020**
6 **CHICOT ROAD (Z-10002), 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-2,
13 Single-Family District and C-3, General Commercial District, to PCD, Planned Commercial Development:

14 **Z-10002:** Described as part of the East 398.44' of the South 82.57' of the S1/2 N1/2
15 NE1/4 NE1/4 Section 2, T-1-S, R-13-W, Pulaski County, Arkansas, more particularly
16 described as: Commencing at th Southwest Corner S1/2 N1/2 NE1/4 NE1/4 Section
17 2, T-1-S, R-13-W Pulaski County, Arkansas (also the Northwest Corner of Chicot
18 Manor Subdivision); thence S89°49'11"E along the North line of Chicot Manor
19 Subdivision 224.12'; thence N01°24'08"E 83.52' to a point of the South Right of Way
20 line of Mann Road; thence S89°43'07"E 143.32'; thence S73°30'11"E 52.20'; thence
21 N73°10'10"E 52.20'; thence S89°43'01"E 140.0' to the west right of way of Chicot
22 Road; thence S53°16'20"E 26.46'; thence along a curve to the left with a chard
23 bearing of S06°42'26"W and a chord length of 70.02' to the North line of Chicot
24 Manor; thence 89°07'34"W 214.76' to the Point of Beginning. Containing 0.76 Acres,
25 an addition to the City of Little Rock, Pulaski County, Arkansas.

26 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
27 Planning Commission.

28 **Section 3.** That the change in zoning classification contemplated for Total Land Corporation - PCD,
29 located at 9020 Chicot Road (Z-10002), is conditioned upon obtaining final plan approval within the time
30 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

31 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

32 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
33 Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects
34 necessary to affect and designate the change provided for in Section 1 hereof.

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

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

8 **PASSED: September 17, 2024**

9

10 **ATTEST:**

APPROVED:

11

12 _____
13 **Allison Segars, Acting City Clerk**

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

14 **APPROVED AS TO LEGAL FORM:**

15

16 _____
17 **Thomas M. Carpenter, City Attorney**

18 //
19 //
20 //
21 //
22 //
23 //
24 //
25 //
26 //
27 //
28 //
29 //
30 //
31 //
32 //
33 //
34 //
35 //