1	ORDINANCE NO.
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED ZONING DEVELOPMENT AND
5	ESTABLISHING A PLANNED COMMERCIAL DEVELOPMENT TITLED
6	LOCAL FARES EXCHANGE AND STORAGE PCD, LOCATED ON THE
7	SOUTH SIDE OF BASELINE ROAD (10600 BLOCK) (Z-6911-A), LITTLE
8	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
9	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
10	PURPOSES.
11	
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
13	ARKANSAS.
14	Section 1. That the zoning classification of the following described property be changed from I-1,
15	Industrial Park District, to PCD, Planned Commercial Development:
16	Z-6911-A: DESCRIBED AS PART OF THE NORTH HALF OF THE
17	NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 13
18	WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE
19	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
20	NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 00°10'53"
21	WEST, ALONG THE WEST LINE OF SAID SECTION 3, 40.00 FEET TO A POINT
22	ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE
23	SOUTH 89°37'49'' EAST, ALONG SAID RIGHT-OF-WAY LINE, 835.11 FEET TO
24	A FOUND 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE
25	SOUTH 89°37'49'' EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE,
26	880.09 FEET; THENCE SOUTH 00°02'57" EAST, 967.02 FEET TO A FOUND
27	TWO (2)-INCH PIPE; THENCE SOUTH 89°03'39" WEST, 884.02 FEET TO A
28	FOUND TWO (2)-INCH PIPE; THENCE NORTH 00°10'26'' EAST, 987.19 FEET
29	TO THE POINT OF BEGINNING.
30	ALL OF THE ABOVE DESCRIBED REAL PROPERTY IS TRANSFERRED
31	SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, ECEPTIONS,
32	RESERVATIONS, RESTRICTIONS, RIGHT AND RIGHTS-OF-WAY OF
33	RECORD.
34	

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

Section 3. That the change in zoning classification contemplated for Local Fares Exchange and
Storage – PCD, located at South side of Baseline Road (10600 Block) (Z-6911-A), 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.

7 Section 4	I. That this ordinance shall not take effect and be in full force until the final plan	approval.
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8 Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,

9 Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects
10 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.

16 Section 7. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 17 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

18 PASSED: September 3, 2024

ATTEST:

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21 22	Allison Segars, Acting City Clerk
23	APPROVED AS TO LEGAL FORM:
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25 26	Thomas M. Carpenter, City Attorney
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APPROVED:

Frank Scott, Jr., Mayor