ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED CAPITOL CITY, LLC - PD-R, LOCATED 515 BROOKSIDE DRIVE (Z-10367), CITY OF LITTLE ROCK, ARKANSAS; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The zoning classification of the following described property be changed from O-3, General Office District, to PD-R, Planned District - Residential:

Z-10367 - DESCRIBED AS LOTS 2 & 3, GLENHAVEN SUBDIVISION, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Section 2. The preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 3. The change in zoning classification contemplated for Capitol City, LLC - PD-R located at 515 Brookside Drive (Z-10367) 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. This Ordinance shall not take effect and be in full force until the final plan approval.

Section 5. The map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and designated district map be and it 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 were 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ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED: December 1, 2026

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ATTEST: **APPROVED:**

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Allison Segars, City Clerk **Frank Scott, Jr., Mayor**

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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EXHIBIT A

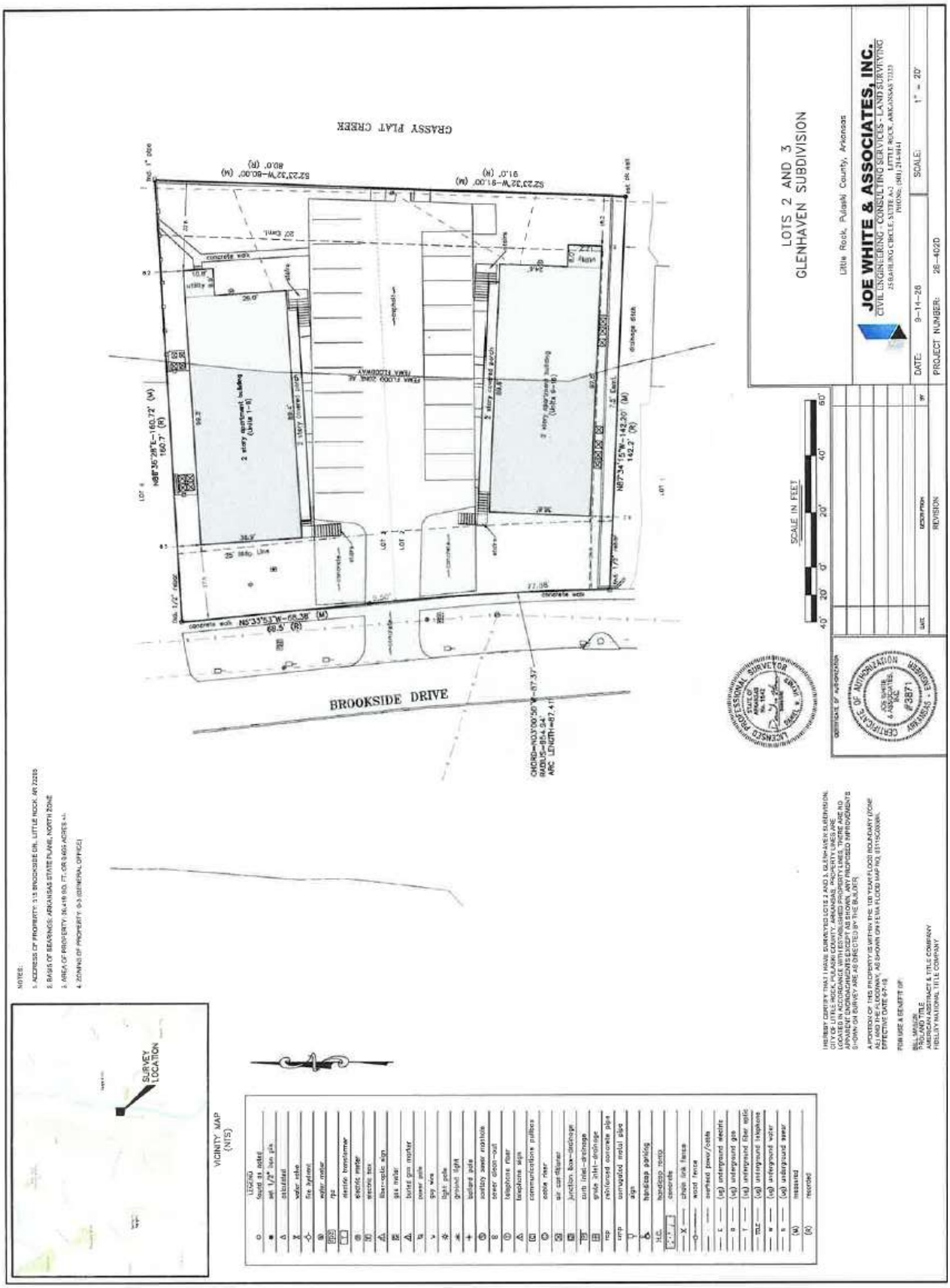
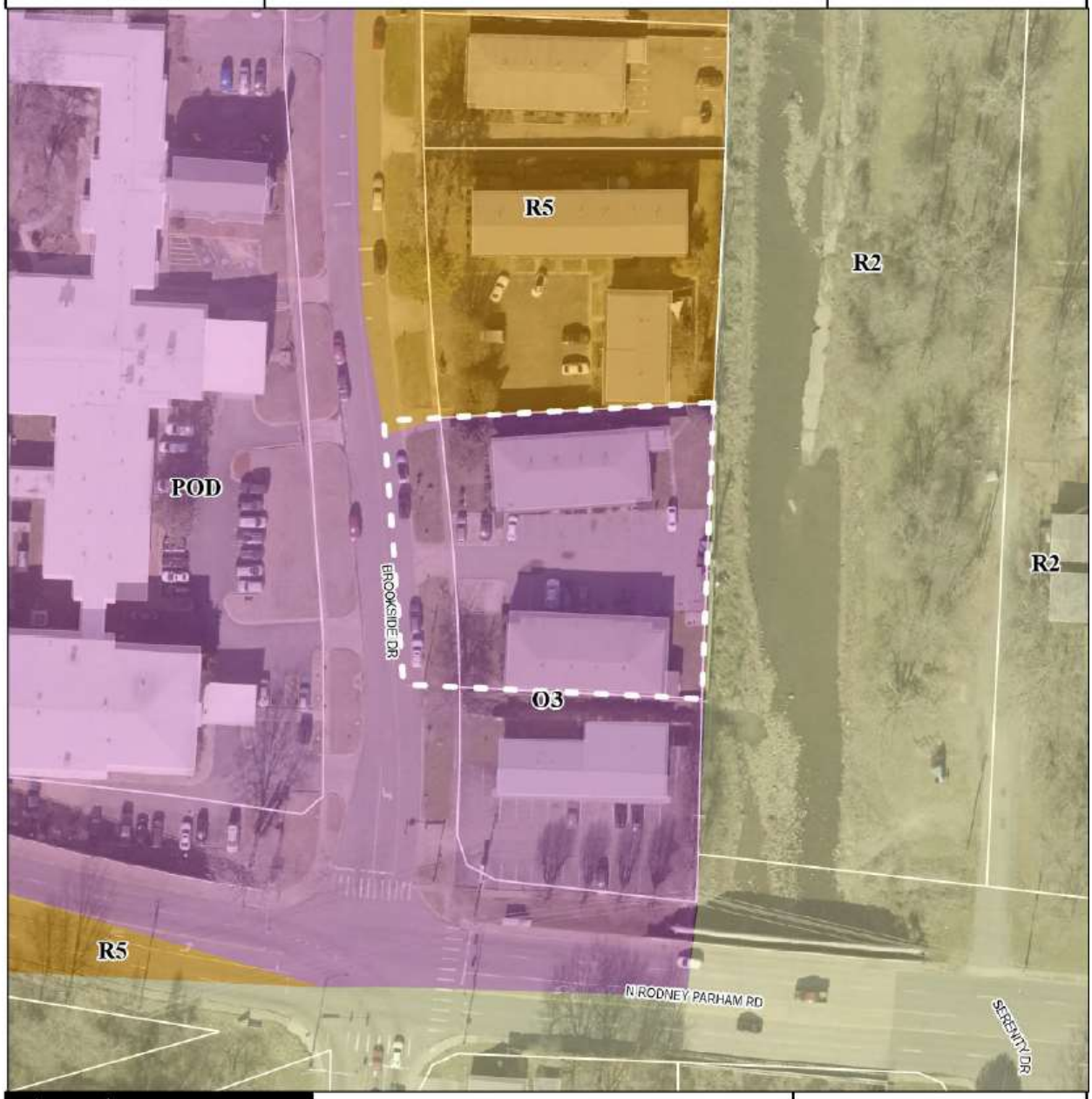
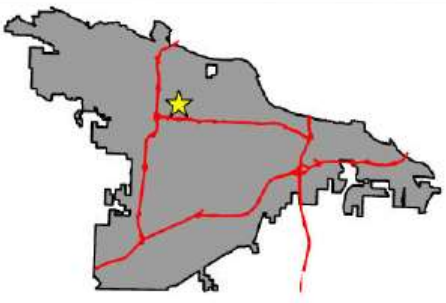

LOTS 2 AND 3
GLENHAVEN SUBDIVISION
Little Rock, Pulaski County, Arkansas
JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 BAILING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9941
DATE: 9-14-26
SCALE: 1" = 20'
PROJECT NUMBER: 26-402D
REVISION
DESCRIPTION
BY
DATE
SCALE IN FEET
0 20' 40' 80'
CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES
#3871
CERTIFICATE OF INCORPORATION
LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1642
GRASSY PLAT CREEK
BROOKSIDE DRIVE
2 story apartment building (Units 1-8)
2 story apartment building (Units 9-16)
concrete walk
drainage ditch
FEMA FLOOD ZONE AE
FEMA FLOODWAY
S82°23'32"W-91.00' (M)
S82°23'32"W-80.00' (M)
N88°35'28"E-160.72' (M)
160.7' (R)
N87°34'15"W-142.30' (M)
142.2' (R)
N5°33'53"W-69.38' (M)
69.5' (R)
CHORD=N03°00'50"W-57.37'
RADIUS=854.54'
ARC LENGTH=57.41'
LOT 1
LOT 2
LOT 3
LOT 4
SURVEY LOCATION
VICINITY MAP
(N.T.S.)
NOTES:
1. ADDRESS OF PROPERTY: 315 BROOKSIDE DR, LITTLE ROCK, AR 72205
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 36,418 SQ. FT. OR 0.835 ACRES +/-
4. ZONING OF PROPERTY: O-3 (GENERAL OFFICE)
LEGEND
found iron rod
set 1/2" iron pin
calculated
water valve
fire hydrant
water meter
mp
electric transformer
electric meter
electric box
flare-optic sign
gas meter
buried gas marker
power pole
guy wire
light pole
ground light
bollard pole
sanitary sewer manhole
sewer clean-out
telephone riser
telephone sign
communications pullbox
cable riser
air conditioner
junction box-drainage
curb inlet-drainage
grate inlet-drainage
rcp reinforced concrete pipe
cmp corrugated metal pipe
sign
handicap parking
handicap ramp
concrete
chain link fence
wood fence
overhead power/cable
(ug) underground electric
(ug) underground gas
(ug) underground fiber optic
(ug) underground telephone
(ug) underground water
(ug) underground sewer
measured
(M)
recorded
(R)
I HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 2 AND 3, GLENHAVEN SUBDIVISION, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS AS SHOWN ON THE PLAT HEREON, LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN. ANY PROPOSED IMPROVEMENTS SHOWN ON SURVEY ARE AS DIRECTED BY THE BUILDER.
A PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY (FOR ZONE AE) AS SHOWN ON FEMA FLOOD MAP NO. 05119C0008H, EFFECTIVE DATE 9-27-18.
FOR USE & BENEFIT OF:
BILL MASON
ROLAND TITLE
ARKANSAS ABSTRACT & TITLE COMPANY
FIDELITY NATIONAL TITLE COMPANY

EXHIBIT B

Z-10367	515 BROOKSIDE DRIVE	PLANNING COMMISSION NOVEMBER 12, 2026
Zoning		



Legend
- SINGLE FAMILY
- MULTI FAMILY
- OFFICE
- Parcel Lines



DEPARTMENT OF
PLANNING & DEVELOPMENT