

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING
DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT –
COMMERCIAL TITLED LOTUS 678 TRUST (STR-2 TO PD-C),
LOCATED AT 7324 W. MARKHAM STREET (Z-10244), CITY OF
LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
OTHER PURPOSES.

**BE IT ORDNANIED 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 Residential District, to PD-C, Planned District-Commercial:

**Z-10244 - DESCRIBED AS PART OF THE NORTHWEST QUARTER,
NORTHWEST QUARTER, SECTION 1, TOWNSHIP 1 NORTH, RANGE 13
WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY
DESCRIBES AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID
NORTHWEST QUARTER, NORTHWEST QUARTER. THENCE NORTH
30 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST MARKHAM
STREET; THENCE SOUTH 87 DEGREES 40 MINUTES EAST
ALONG SAID NORTH RIGHT OF WAY LINE OF WEST MARKHAM
STREET A DISTANCE OF 725 FEET TO THE POINT OF BEGINNING
OF THE LAND HEREIN DESCRIBED:

THENCE RUN NORTH 01 DEGREE 08 MINUTES EAST A DISTANCE OF 200 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES EAST A DISTANCE OF 100 FEET; THENCE SOUTH 03 DEGREES 20 MINUTES WEST 200 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF WEST MARKHAM STREET; THENCE NORTH 87 DEGREES 40 MINUTES WEST 92.7 FEET TO THE POINT OF BEGINNING.

32 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
33 Rock Planning Commission.

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2 **Section 3.** That the change in zoning classification contemplated for Lotus 678 Trust – STR-2 – PD-C,
3 located at 7324 W. Markham Street (Z-10244) is conditioned upon obtaining final plan approval within the
4 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

5 **Section 4.** That this Ordinance shall take effect and be in full force until the final plan's approval.

6 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
7 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
8 to affect and designate the change provided for in Section 1 hereof.

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

13 **Section 7. *Repealer.*** All ordinances, resolutions, bylaws, and other matters inconsistent with this
14 ordinance are hereby repealed to the extent of such inconsistency.

15 **ADOPTED: February 17, 2026**

16 **ATTEST:**

20 **Allison Segars, City Clerk**

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19 **APPROVED:**

20 **Frank Scott, Jr., Mayor**

21 **APPROVED AS TO LEGAL FORM:**

25 **Thomas M. Carpenter, City Attorney**

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