

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.

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

Section 3. That the change in zoning classification contemplated for Lotus 678 Trust – STR-2 – PD-C, located at 7324 W. Markham Street (Z-10244) 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 take effect and be in full force until the final plan’s approval.

Section 5. That 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 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 this 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.

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 All ordinances, resolutions, bylaws, and other matters inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

ADOPTED: February 17, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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