

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DISTRICT - RESIDENTIAL TITLED
COMMON GROUNDS PROPERTIES - PD-R, LOCATED AT 2219/2223 S.
COMMERCE STREET (Z-10283), 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 R-4, Two-Family Residential District to PD-R, Planned District - Residential:

Z-10283 - DESCRIBED AS FOLLOWS:

1. **PARCEL NO. 34L2060006600**: THE NORTH 40 FEET OF THE SOUTH 90 FEET OF LOTS 9, 10 AND 11, BLOCK 408, DUVALL'S ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
2. **PARCEL NO. 34L2060006700**: THE SOUTH 50 FEET OF LOTS 9, 10 AND 11, BLOCK 408, DUVALL'S ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
3. **PARCEL NO. 34L2160007400**: THE NORTH HALF OF LOTS 6, 7, 8, BLOCK 6, FULKS SUBDIVISION OF RAPLEY ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
4. **PARCEL NO. 34L2060007000**: THE SOUTH 43 FEET AND 1/3 OF LOTS 13, 14, AND 15, BLOCK 408, DUVALL'S ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
5. **PARCEL NO. 34L2060006800**: LOT 12 AND THE NORTH 86.66 FEET OF LOTS 13, 14, AND 15, AND ALL OF LOT 16, BLOCK 408, DUVALL'S ADDITION, TO THE 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.

1 **Section 3.** The change in zoning classification contemplated for Common Grounds Properties -
2 PD-R located at 2219/2223 S. Commerce (Z-10283) is conditioned upon obtaining final plan approval
3 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

4 **Section 4.** The Ordinance shall not take effect and be in full force until the final plan approval.

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

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

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

15 **PASSED: July 28, 2026**

16 **ATTEST:**

APPROVED:

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20 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

21 **APPROVED AS TO FORM:**

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

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