

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED OFFICE DISTRICT TITLED ARKANSAS BAPTIST COLLEGE - POD, LOCATED ON THE NORTH SIDE OF W. 17TH STREET (1400 BLOCK), BETWEEN MARTIN LUTHER KING DRIVE AND S. PULASKI STREET (Z-10318), 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. That the zoning classification of the following described property be changed from R-4, Two Family Residential District and C-3, General Commercial District to POD, Planned Office District:

Z-10318 - DESCRIBED AS A SURVEY OF LOTS 10, 11, AND 12, ALL IN BLOCK 27, CENTENNIAL ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AS RECORDED IN BOOK G3, PAGE 256, IN THE RECORDS OF THE PULASKI COUNTY, ARKANSAS COURTHOUSE. (PLAT NOT FOUND) THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS ON RECORD.

Section 2. 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 Arkansas Baptist College - POD located on the north side of W. 17th Street (1400 Block), between Martin Luther King Drive and S. Pulaski Street (Z-10318) 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. See Exhibit A, the Zoning Map, and Exhibit B, the Survey.

Section 4. That this Ordinance shall not take effect and be in full force until the final plan 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 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 resolution is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

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5 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

6 **PASSED: August 18, 2026**

7 **ATTEST:**

APPROVED:

8
9
10 _____
11 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

12 **APPROVED AS TO FORM:**

13
14 _____
15 **Thomas M. Carpenter, City Attorney**

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //