

1                               **ORDINANCE NO. \_\_\_\_\_**

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3                   **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**

4                   **AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED**

5                   **KOVALCHUK STR-2 PD-C, LOCATED AT 13810 MARINA DRIVE (Z-**

6                   **9835), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**

7                   **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR**

8                   **OTHER PURPOSES.**

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10           **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**

11 **ARKANSAS.**

12           **Section 1.** That the zoning classification of the following described property be changed from R-2,

13 Single-Family District, to PD-C, Planned Development - Commercial:

14                   **Z-9835: Described as Lot 1, Candlewood Subdivision, Phase 3, to the City of Little**

15                   **Rock, Pulaski County, Arkansas.**

16           **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little

17 Rock Planning Commission.

18           **Section 3.** That the change in zoning classification contemplated for Kovalchuk STR-2 PD-C, located

19 at 13810 Marina Drive (Z-9835), is conditioned upon obtaining final plan approval within the time specified

20 by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

21           **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

22           **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,

23 Arkansas, and the Designated District Map, be and is hereby amended to the extent and in the respects

24 necessary to affect and designate the change provided for in Section 1 hereof.

25           **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or

26 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

27 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

28 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the

29 ordinance.

30           **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with

31 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

32 **PASSED: February 6, 2024**

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1 **ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

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Frank Scott, Jr., Mayor

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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