

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED DEVELOPMENT – COMMERCIAL TITLED ROBERTSON-BROWN SEASONAL FIREWORKS SALES PD-C, LOCATED AT 21924 HIGHWAY 10 (Z-7840-A), LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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-2, Single-Family District, to PD-C, Planned Development - Commercial:

Z-7840-A: DESCRIBED AS PART OF THE NW1/4 NW1/4 OF SECTION 16, AND PART OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 14 WEST, LYING NORTH OF STATE HIGHWAY NO. 10, IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE NW1/4 NW1/4 OF SAID SECTION 16, ON THE NORTH LINE OF THE RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. 10, WHICH POINT IS 310.8 FEET SOUTH 17 DEGREES 27 MINUTES EAST FROM THE NORTHWEST CORNER OF SAID NW1/4 NW1/4; THENCE NORTH 17 DEGREES 27 MINUTES WEST 310.8 FEET TO THE NORTHWEST CORNER OF SAID NW1/4 NW1/4 OF SECTION 16; THENCE SOUTH 50 DEGREES 02 MINUTES WEST 197.1 FEET; THENCE SOUTH 9 DEGREES 56 MINUTES EAST 200 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 10; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH RIGHT-OF-WAY LINE 153 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 10 FEET; THENCE IN AN EASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY, FIFTY-SEVEN (57) FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING EASEMENTS, BUILDING LINES, RESTRICTIONS AND ASSESSMENTS OF RECORD, IF ANY.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock

1 Planning Commission.

2 **Section 3.** That the change in zoning classification contemplated for Robertson-Brown Seasonal
3 Fireworks Sales PD-C, located at 21924 Highway 10 (Z-7840-A), is conditioned upon obtaining final plan
4 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

5 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan 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 the Designated District Map be, and is hereby amended, to the extent and in the respects
8 necessary 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
10 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
11 adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and
12 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
13 ordinance.

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

16 **PASSED: May 6, 2024**

17 **ATTEST:**

APPROVED:

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20 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

21 **APPROVED AS TO LEGAL FORM:**

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

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