

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT – RESIDENTIAL TITLED LITTLE ROCK TURNKEY, LLC, PD-R, LOCATED AT 1624 – 1626 BROWN STREET (Z-9967), LITTLE ROCK, 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-3, Single-Family District, to PD-R, Planned Development - Residential:

Z-9967: Described as part of the NE ¼ of the SW ¼ of the NE ¼ of Section 8, T-1-N, R-12-W, Pulaski County, Arkansas, described as follows: Beginning at a point on the east line of said NE ¼ of the SW ¼ of the NE ¼ of Section 8, which is 229 feet north of the southeast corner of the NE ¼ of the SW ¼ of the NE ¼ of Section 8; thence north on the aforesaid east line 150.8 feet; thence west 116 feet; thence south 150.8 feet; thence east 116 feet to the point of beginning. Less and except the south nineteen (19) feet thereof. Basis of Bearings: NAD 83 South Zone. Coordinates were established using GPS. Source of Title: Warranty Deed recorded as Instrument No. 2022014185, records of Pulaski County, Arkansas.

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

Section 3. That the change in zoning classification contemplated for Little Rock Turnkey, LLC, PD-R, located at 1624-1626 Brown Street (Z-9967). 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 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 the 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 the ordinance, which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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4 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

5 **PASSED: June 18, 2024**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

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

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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