

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED CLEMONS SHORT-FORM PCD (Z-9019), LOCATED AT 1403 WEST ROOSEVELT ROAD, 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, to PCD, Planned Commercial District:

Lot 1 and the west 36 feet of Lot 2, Block 16, Cranford's Addition to the City of Little Rock, Pulaski County, Arkansas, less and except that part of Lots 1 and 2 Block 16, Cranford's Addition to the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Starting at the northwest corner of Lot 1, Block 16, Cranford's Addition to the City of Little Rock, Pulaski County, Arkansas, said point being on the southerly existing right-of-way line of US Highway 70; thence south 87 degrees 25 minutes 46 seconds east along said existing right-of-way line a distance of 10.64 feet to a point on the southerly proposed right-of-way line of US Highway 70 for the point of beginning; thence south 87 degrees 25 minutes 46 seconds east along the southerly existing right-of-way line of US Highway 70 a distance of 75.36 feet to a point on the southerly proposed right-of-way line of US Highway 70; thence south 89 degrees 18 minutes 28 seconds west along said proposed right-of-way line a distance of 75.48 feet to a point; thence north 02 degrees 34 minutes 52 seconds east along said proposed right-of-way line a distance of 4.30 feet to the point of beginning.

SECTION 2. That 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 Clemons Short-Form PCD (Z-9019), located at 1403 West Roosevelt Road, is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

1 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
2 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
3 necessary to affect and designate the change provided for in Section 1 hereof.

4 **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval of
5 the plan.

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

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

13 **PASSED: June 2, 2015**

14 **ATTEST:**

APPROVED:

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17 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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

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