

1 **ORDINANCE NO.** _____

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED**
5 **UDELL SHORT-FORM PCD, LOCATED AT 4500 ASHER AVENUE (Z-**
6 **5519-A), 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 C-3,
13 General Commercial District, to PCD, Planned Commercial Development:

14 **Z-5519-A: Lot 14, Block 10, Riffles and Holders Addition 2nd, 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 and the following additional conditions:

- 18 1. No outside storage of vehicle parts is permitted. There shall not be any servicing or repair
19 of vehicles outside the building.
- 20 2. No inoperable, partially dismantled, wrecked or junked vehicles are to remain on the site
21 more than ten (10) days.
- 22 3. Vehicles awaiting service or customer pickup are to be kept behind the screening fence
23 behind or adjacent to the building, not in the parking lot in front of the building located at
24 4501 Asher Avenue.
- 25 4. Should the applicant violate the provision of the approved PCD a revocation for cause shall
26 be submitted to the Planning Commission for review to determine if the approved PCD
27 zoning should be voided.

28 **Section 3.** That the change in zoning classification contemplated for Udell Short-Form PCD, located
29 at 4500 Asher Avenue (Z-5519-A), is conditioned upon obtaining final plan approval within the time
30 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

32 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
33 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
34 to affect and designate the change provided for in Section 1 hereof.

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

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

8 **PASSED: August 2, 2016**

9 **ATTEST:**

APPROVED:

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12 **Susan Langley, City Clerk**

Mark Stodola, Mayor

13 **APPROVED AS TO LEGAL FORM:**

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

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