

1 Partnership (Doc. No. 2004090003), the same being the west line of the south 125 feet of
2 the north 330 feet of the west 325 feet of the east 360 feet of the Southeast ¼ of the
3 Northeast ¼ of said Section 1, a distance of 326.35 feet to the point of beginning;
4 containing 40,420 square feet or 0.9279 acres of land, more or less, as surveyed in July of
5 2010 by Jayme M. Malone, LS, Arkansas Land Surveyor No 1421 for and behalf of
6 Milman Surveying, Inc., and is subject to all legal highways and easements of record.
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8 **Section 2.** That the approval of McDonald's USA Short-Form PCD
9 (Z-8610), located at 104 South University Avenue, is subject to compliance with the following additional
10 conditions:
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12 That the preliminary site development plan/plat be approved as submitted, including all
13 staff comments and conditions as outlined in the Planning Commission Agenda Staff
14 Report in paragraphs D, E, F and including any conditions indicated in the staff analysis
15 in paragraph H and subject to additional conditions imposed at the Planning Commission
16 Public Hearing as amended by the applicant.
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18 **Section 3.** That the preliminary site development plan/plat be approved as recommended by the
19 Little Rock Planning Commission.

20 **Section 4.** That the change in zoning classification contemplated for McDonald's USA Short-Form
21 PCD (Z-8610), located at 104 South University Avenue, is conditioned upon obtaining a final plan
22 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
23 Ordinances.

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

27 **Section 6.** That this Ordinance shall not take effect and be in full force until the final approval of the
28 plan.

29 **Section 7. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
30 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
31 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
32 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
33 ordinance.

1 **Section 8. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent
2 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

3 **PASSED: October 3, 2011**

4 **ATTEST:**

APPROVED:

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7 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

8 **APPROVED AS TO LEGAL FORM:**

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

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