1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMEN	T	
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED PVK		
5	DEVELOPMENT LOT B SHORT-FORM POD, LOCATED IN THE 150	00	
6	BLOCK OF KANIS ROAD, JUST WEST OF THE KANIS AND PRII	DE	
7	VALLEY ROADS INTERSECTION (Z-5758-F), LITTLE ROC		
8	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
9	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.	· -	
10			
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTL	E ROCK.	
12	ARKANSAS.		
13	Section 1. That the zoning classification of the following described property be changed	from PCD,	
14	Planned Commercial Development, to POD, Planned Office Development:		
15	Z-5758-F: A TRACT OF LAND IN THE SE1/4 NW 1/4, SECTION 6, TOWNSH	IP	
16	1 NORTH, RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY,		
17	ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW	'S:	
18	BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 2, KAN	TIS	
19	CREEK SUBDIVISION; THENCE N 88	□57' 34" W ALONG	
20	LINES OF LOTS 15 THROUGH 12 OF SAID BLOCK 2 FOR 197.72 FEE	Т;	
21	THENCE N 46	□ 45° 27" W FOR 10	
22	220.35 FEET TO A POINT ON THE PROPOSED FUTURE RIGHT-OF-WAY (OF	
23	KANIS ROAD (120' ROW); THENCE S 46	☐ 17' 48" E ALONG S	
24	RIGHT-OF-WAY FOR 25.59 FEET TO THE BEGINNING OF A CURVE TO TH	IE	
25	RIGHT HAVING A RADIUS OF 905 FEET; THENCE ALONG SAID CURVE AN	ND	
26	ALONG SAID PROPOSED RIGHT-OF-WAY BY A CHORD BEARING S 41	□ 05'	
27	15" E FOR 164.33 FEET; THENCE S 35	□ 52' 42" E FOR .	
28	PROPOSED RIGHT-OF-WAY FOR 122.16 FEET; THENCE N 88	□57' 34" W FOR	
29	71.51 FEET TO THE POINT OF BEGINNING, CONTAINING 45,762 SQUAI	RE	
30	FEET OR 1.051 ACRES, MORE OR LESS.		
31	Section 2. That the preliminary site development plan/plat be approved as recommended b	y the Little	
32	Rock Planning Commission.		

1	Section 3. That the change in zoning classification contemplated for PVK Development Lot B Short-		
2	Form POD, located in the 15000 Block of Kanis Road, just West of the Kanis and Pride Valley Roads		
3	intersection (Z-5758-F), is conditioned upon obtaining final plan approval within the time specified by		
4	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 designated district map be and is hereby amended to the extent and in the respects necessary		
8	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: January 17, 2017		
17	ATTEST:	APPROVED:	
18			
19 20	Susan Langley, City Clerk	Mark Stodola, Mayor	
	5 t , t	Mark Stodola, Wayor	
2122	APPROVED AS TO LEGAL FORM:		
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24	Thomas M. Carpenter, City Attorney		
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