1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED THE		
5	GREEN HOUSE COTTAGES OF POPLAR GROVE LONG-FORM PD-R,		
6	LOCATED AT 7713 KANIS ROAD (Z-9063), LITTLE ROCK, ARKANSAS,		
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE		
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
9			
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-		
13	3, General Commercial District, and R-2, Single-Family District, to PD-R, Planned Development -		
14	Residential:		
15	<b><u>Z-9063</u></b> : Part of the NE <sup>1</sup> / <sub>4</sub> of the NE <sup>1</sup> / <sub>4</sub> of Section 11, Township 1 North, Range 13		
16	West, Pulaski County, Arkansas, more particularly described as follows: Starting at		
17	the northwest corner of the NE 1/4 NE 1/4, Section 11; thence south 00 degrees 59		
18	minutes east along the west line of the NE ¼ NE ¼, Section 11, for 526.16 feet to a		
19	point on the northerly right-of-way line of Kanis Road; thence north 80 degrees		
20	47 minutes east along the northerly right-of-way line of Kanis Road 444.2 feet; thence		
21	continue along the northerly right-of-way line of Kanis Road, north 77 degrees 46		
22	minutes east, for 80.5 feet; thence south 12 degrees 14 minutes east for 30.0 feet to a		
23	point on the centerline of Kanis Road, said point being the point of beginning of the		
24	herein described tract; thence south 00 degrees 58 minutes east		
25	845.4 feet to a point on the south line of the NE ¼ NE ¼, Section 11; thence north 89		
26	degrees 14 minutes east along the south line of the NE <sup>1</sup> / <sub>4</sub> NE <sup>1</sup> / <sub>4</sub> , Section 11 for 783.9		
27	feet to the southeast corner of the NE $^{1}\!$		
28	corner of the NE ¼ NE ¼ Section 11; thence north 00 degrees 58 minutes west along		
29	the east line of the NE ¼ NE ¼ Section 11 for 577.9 feet; thence north 71 degrees 02		
30	minutes west along a fence line for 456.6 feet; thence north 02 degrees 12 minutes west		
31	along a fence line and a fence line produced for 230.3 feet to the centerline of Kanis		
32	Road; thence in a westerly direction along the centerline of Kanis Road for 380 feet,		
33	more or less to the point of beginning.		

1	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the		
2	Little Rock Planning Commission.		
3	SECTION 3. That the change in zoning classification contemplated for The Green House Cottages of		
4	Poplar Grove Long-Form PD-R, located at 7713 Kanis Road (Z-9063), is conditioned upon obtaining a		
5	final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of		
6	Ordinances.		
7	SECTION 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
8	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
9	necessary to affect and designate the change provided for in Section 1 hereof.		
10	SECTION 5. That this ordinance shall not take effect and be in full force until the final approval of		
11	the plan.		
12	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
13	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
14	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
15	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
16	ordinance.		
17	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
18	with the provisions of this ordinance are hereby	repealed to the extent of such inconsistency.	
19	PASSED: October 5, 2015		
20	ATTEST:	APPROVED:	
21			
22 23	Susan Langley, City Clerk	Mark Stodola, Mayor	
23	APPROVED AS TO LEGAL FORM:	Mark Stouola, Mayor	
25	ATTROVED AS TO LEGAL FORM.		
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27	Thomas M. Carpenter, City Attorney		
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