1	ORDINANCE NO			
1	ORDINANCE NO.			
2	AN ODDINANCE TO ADDOVE A DI ANNED ZONING DEVELODMENT			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT			
4	AND ESTABLISH A PLANNED DISTRICT - COMMERCIAL, TITLED			
5	THE KUM AND GO PD-C, LOCATED AT THE SOUTHEAST CORNER			
6	OF CANTRELL ROAD AND CHENONCEAU BOULEVARD (Z-9610),			
7	LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING			
8	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER			
9	PURPOSES.			
10				
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK			
12	ARKANSAS.			
13	Section 1. That the zoning classification of the following described property be changed from C-3			
14	General Commercial District, to PD-C, Planned District Commercial:			
15	<b>Z-9610</b> : Described as part of the Northwest Quarter of the Southeast Quarter,			
16	Section 14, Township 2 North, Range 14 West in the City of Little Rock, Pulaski			
17	County, Arkansas, further described as follows: commencing at the southwest comer			
18	of Lot 1; thence along the west line of said Lot 1 along a curve to the left having a			
19	radius of 1,004.93 feet, an arc length of 52.78 feet, a chord bearing of North 3° 37' 35"			
20	East and a Chord distance of 52.77 feet; thence continuing along the west line said			
21	Lot 1 North 2° 07' 15" East, 29.80 feet to the point of beginning; thence continuing			
22	along the west line of said Lot 1 North 2° 07' 15" East, 65.04 feet; thence continuing			
23	along the west line of said Lot 1 around a tangent curve to the right having a radius			
24	of 904.93 feet, an arc length of 187.71 feet, a chord bearing of North 3° 08' 42" East			
25	and a Chord distance of 187.37 feet; thence continuing along the west line of said Lot			
26	1 around a tangent curve to the right having a radius of 25.00 feet, an arc length of			
27	40.97 feet, a chord bearing of North 60° 57' 03" East and a Chord distance of 36.54			
28	feet; thence South 72° 06' 07" East, 43.01 feet; thence along the north line of said Lot			
29	1 South 78° 06' 03" East, 143.46 feet; thence continuing along the north line of said			

beginning. Contains 65,739 square-feet, or 1.51 acres of land, more or less.

15" West, 5.00 feet; thence North 89° 01' 45" West, 42.01 feet to the point of

Lot 1 South 72° 21' 03" East, 51.83 feet; thence along the east line of said Lot 1 South

02° 58' 36" West, 125.78 feet; thence leaving the east line of said Lot 1 South 19° 57' 33" West, 88.78 feet; thence North 89° 01' 45" West, 212.32 feet; thence South 02° 07'

30

31

32

33

34

1	Section 2.	That the premimary site develo	opinioni pian/piai de appidveu as presenteu to the Little Rock		
2	Planning Commission.				
3	Section 3.	That the change in zoning clas	sification contemplated for Kum and Go PD-C, located a		
4	the southeast corner of Cantrell Road and Chenonceau Boulevard (Z-9610), is conditioned upon obtaining				
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.	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
8	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock				
9	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary				
0	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.				
5	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
,	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
	PASSED: Nove	ember 16, 2021			
)	ATTEST:		APPROVED:		
2	Susan Langley,	•	Frank Scott, Jr., Mayor		
}	APPROVED AS	S TO LEGAL FORM:			
5	Thomas M. Car	penter, City Attorney	_		
,	//	pencer, only recorney			
3	//				
)	//				
)	//				
	//				
	//				
3	//				
Ļ	//				
5	//				