# AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED OFFICE DISTRICT, TITLED AVULANI ENTERPRISES POD, LOCATED AT 17500 KANIS ROAD (Z-8576-B), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES. 

## BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,

 ARKANSAS.Section 1. That the zoning classification of the following described property be changed from O-2, Office and Institutional District, to POD, Planned Office District:

Z-8576-B: Described as Lot 6 Tract: All that part of Lot 6, Unit 1, Independence Farms Subdivision, lying north and east of the southerly Top Bank of Rock Creek, located in the SW1/4 of Section 36, Township 2 North, Range 14 West, Pulaski County, Arkansas, and being more particularly described as follows: Beginning at the southeast corner of Lot 6, Unit 1, Independence Farms Subdivision, said point being on the north right-of-way line of Kanis Road; thence $\mathrm{N} 01^{\circ} 54^{\prime} \mathbf{0 4}$ " $\mathbf{E} \mathbf{6 0 0 . 8 1}$ feet along the East line of said Lot 6 to the northeast corner thereof; thence $\mathbf{N} 85^{\circ} 13^{\prime} 17^{\prime \prime}$ W 200.25 feet to a found $1 / 2^{\prime \prime}$ rebar at the northwest corner of said Lot $\mathbf{6}$; thence $S$ $01^{\circ} 50$ '12" W 300.49 feet along the west line of said Lot 6 to a point on the south Bank of Rock Creek; thence along the south and west lines of said Rock Creek the following courses and distances; N $65^{\circ} 18^{\prime} 40$ " E 65.8 feet; S $40^{\circ}{ }^{\circ} 8^{\prime} \mathbf{2 5}^{\prime \prime}$ E 48.0 feet; S $09^{\circ} 37^{\prime} 40^{\prime \prime}$

 point on the east line of said Lot 6; thence $S^{01}{ }^{\circ} 50^{\prime} 12$ " $W 32.2$ feet along said east line to a point on the north right-of-way line of Kanis Road; thence $\mathbf{S} \mathbf{8 9}^{\circ} \mathbf{5 6}^{\prime} \mathbf{5 0}^{\prime \prime}$ E 76.18 feet to the point of curvature of a 973 -foot curve to the right, said curve having a chord bearing and distance of $S 81^{\circ} 57^{\prime} 39^{\prime \prime}$ E 124.58 feet; thence along the arc of said curve $\mathbf{1 2 6 . 2 7}$ feet to the Point of Beginning, area containing $\mathbf{2 . 3 7 5 9}$ acres of land, more or less.

Section 2. That the preliminary site development plan/plat be approved as recommended to the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Avulani Enterprises POD, located at 17500 Kanis Road (Z-8576-B), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

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

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: December 21, 2021
ATTEST:

## Susan Langley, City Clerk

## APPROVED AS TO LEGAL FORM:

## APPROVED:

Frank Scott. Jr., Mayor

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Thomas M. Carpenter, City Attorney
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