1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED LITTLE		
5	ROCK FUNERAL HOME SHORT-FORM POD, LOCATED AT 8801		
6	KNOEDL COURT (Z-4746-E), LITTLE ROCK, ARKANSAS, AMENDING		
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
9			
10	WHEREAS , the applicant is requesting a rezoning of the site from General Office District to a Planned		
11	Office Development, to add a crematorium as an allowable use for the property; and		
12	WHEREAS , a 46.5-foot by 33.5-foot addition will be placed along the eastern side of the building to		
13	house the crematorium chamber. There are no other changes proposed for the site. The applicant indicates		
14	under normal operations there is no smoke or smell generated from the cremation process. Typically no		
15	noticeable smoke is emitted. The chamber is multiple combustion chambers used to retain all particulates.		
16	Exhaust gases are reburned and circulate through a series of baffles. The process is entirely automated and		
17	is monitored continuously, in real time over the internet by the equipment supplier; and,		
18	WHEREAS, the top of the stack will not be above the roof ridge line. Only the upper two feet of the		
19	stack will be exposed, and the rest will be included in a chimney. The top of the chimney must be above		
20	the elevation of the roof slope at a ten (10)-foot diameter horizontal surface; and		
21	WHEREAS, upon approval the equipment supplier will make an air quality permit application to the		
22	Arkansas Department of Environmental Quality. The permit is subject to quarterly reporting and		
23	inspection. No hazardous or noxious gases will be emitted, and the process is regulated by the State of		
24	Arkansas.		
25	WHEREAS, the Planning Commission reviewed the proposed Planned Office Development request		
26	at its February 22, 2018, meeting and there were two registered objectors present. All property owners		
27	located within 200 feet of the site along with the Pennbrook/Clover Hill Neighborhood Association were		
28	notified of the public hearing.		
29	NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
30	OF LITTLE ROCK, ARKANSAS.		
31	Section 1. That the zoning classification of the following described property be changed from O-3,		
32	General Office District, to POD, Planned Office Development:		
33	Z-4746-E : Lot 4 Knoedl Park Addition, Little Rock, Pulaski County, Arkansas.		

1	Section 2.	That the preliminary site de	evelopment plan/plat be approved as recommended by the Little	
2	Rock Planning	Commission.		
3	Section 3. That the change in zoning classification contemplated for Little Rock Funeral Home Short-			
4	Form POD, located at 8801 Knoedl Court (Z-4746-E), is conditioned upon obtaining final plan approval			
5	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.			
6	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
7	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock.			
8	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary			
9	to affect and designate the change provided for in Section 1 hereof.			
10	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or			
11	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or			
12	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and			
13	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
14	ordinance.			
15	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with			
16	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
17	PASSED: Ap	ril 3, 2018		
18	ATTEST:		APPROVED:	
19				
20 21	Susan Langley	City Clerk	Mark Stodola, Mayor	
22	9 •	AS TO LEGAL FORM:	Maria Stouding May of	
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25	Thomas M. Ca	arpenter, City Attorney		
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