1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED PRIMROSE
5	SCHOOL SHORT-FORM PD-O, LOCATED ON THE NORTHEAST
6	CORNER OF WELLINGTON VILLAGE DRIVE AND KIRK ROAD (Z-
7	4807-O), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
9	OTHER PURPOSES.
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11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12	ARKANSAS.
13	<b>SECTION 1.</b> That the zoning classification of the following described property be changed from POD,
14	Planned Office Development, to PD-O, Planned Development - Office:
15	<b>Z-4807-O:</b> A part of the Southeast Quarter of the Northeast Quarter of Section 36,
16	Township 2 North, Range 14 West, Pulaski County, Arkansas, being more
17	particularly described as follows: to-wit: Beginning at the northeast corner of said
18	forty (40)-acre tract and running thence S01°41'28"W 272.82 feet to a point of the
19	north right-of-way of Wellington Village Road, thence along said right-of-way the
20	following: $S69^{\circ}18'39''W$ 57.42 feet along a curve to the right having a radius of 570.00
21	feet for a chord bearing and distance of S83°02'43"W 270.66 feet, N83°13'14"W
22	294.28 feet, along a curve to the right having a radius of 30.00 feet for a chord bearing
23	and distance of N40°45'22"W 40.51 feet to a point on the east right-of-way of Kirk
24	Road, thence along said right-of-way along a curve to the left having a radius of 645.00
25	feet for a chord bearing and distance of N10°57'05"W 282.72 feet, thence
26	S88°35'46"E 703.03 feet to the point of beginning containing 4.81 acres, more or less
27	subject to all easements and right-of-way of record.
28	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
29	Little Rock Planning Commission.
30	SECTION 3. That the change in zoning classification contemplated for Primrose School Short-Form
31	PD-O, located on the northeast corner of Wellington Village Drive and Kirk Road (Z-4807-O) is
32	conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section
33	36-454 (e) of the Code of Ordinances.

1	<b>SECTION 4.</b> That this ordinance shall not take effect and be in full force until the final plan approval.		
2	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
3	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
4	necessary to affect and designate the change provided for in Section 1 hereof.		
5	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
6	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
7	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
8	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
9	ordinance.		
10	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
11	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: April 5, 2016		
13	ATTEST:	APPROVED:	
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16	Susan Langley, City Clerk	Mark Stodola, Mayor	
17	APPROVED AS TO LEGAL FORM:		
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19 20	Thomas M. Carpenter, City Attorney	_	
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