1	ORDINANCE NO.
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3	AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISHING A PLANNED INDUSTRIAL DISTRICT TITLED
5	1901 KELLETT ROAD LONG-FORM PID, LOCATED AT 1901 KELLETT
6	ROAD (Z-5157-G), LITTLE ROCK, ARKANSAS, AMENDING THE
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; AND FOR
8	OTHER PURPOSES.
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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 O-
13	3, General Office District, to PID, Planned Industrial Development:
14	Z-5157-G: Part of the SE 1/4, of Section 8, T-1-N, R-11-W, Pulaski County, Arkansas,
15	more particularly described as follows: Commencing at the center of said Section 8;
16	thence S39°28'43"W a distance of 190.01 feet; thence S88°26'53"E a distance of
17	1503.91 feet; thence $S01^{\circ}56'52"W$ a distance of 12.0 feet to a point on the abandoned
18	right-of-way line of relocated Kellett Road; thence along said right-of-way line
19	S88°26'37"E a distance of 69.02 feet; thence S00°59'30"W a distance of 10.49 feet;
20	thence S89°05'39"E a distance of 97.41 feet; thence S88°59'00"E a distance of 128.42
21	feet; thence along the south right-of-way line of Kellett Road S89°31'07"E a distance
22	of 8.93 feet to the point of beginning; thence S02°01'33"W a distance of 186.13 feet;
23	thence $S01^{\circ}57'18''W$ a distance of 734.77 feet to the north right-of-way line of Fourche
24	Dam Pike; thence along said right-of-way line N88°18'46"W a distance of 234.26 feet;
25	thence N89°16'45"W a distance of 128.58 feet; thence N87°58'37"W a distance of
26	437.75 feet; thence N18°45'18"W a distance of 61.27 feet to the south right-of-way
27	line of Kellett Road; thence along said right-of-way line N46°39'31"E a distance of
28	1083.48 feet; thence N54°11'54"E a distance of 115.15 feet; thence N83°07'48"E a
29	distance of 183.12 feet; thence S89°31'07"E a distance of 8.93 feet to the point of
30	beginning containing 13.470 acres, more or less.
31	<b>SECTION 2.</b> That the preliminary site development plan/plat be approved as recommended by the

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Little Rock Planning Commission.

SECTION 3. That the change in Zohnig Classification Contemplated for 1901 Kenett Road Long-Port		
PID, located at 1901 Kellett Road (Z-5157-G,) 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 approva		
SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Litt		
Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respec		
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, phras		
or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration		
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force ar		
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 inconsiste		
with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
PASSED: April 5, 2016		
ATTEST:	APPROVED:	
Susan Langley, City Clerk	Mark Stodola, Mayor	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
// Carpenter, City Attorney		
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