1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED 2712		
5	KAVANAUGH SHORT-FORM PCD, LOCATED AT 2712 KAVANAUGH		
6	BOULEVARD AND 703 BEECHWOOD STREET (Z-5309-A), CITY OF		
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, and O-3, General Office District, to PCD, Planned Commercial		
15	Development:		
16	<u>Z-5309-A</u> : Lot 9, south half of Lot 10, and the north half of Lot 10, and the south half		
17	of Lot 11, Block 20, Pulaski Heights Addition to the City of Little Rock, Pulaski		
18	County, Arkansas, recorded in Warranty Deed Book 2016 at Page No. 032434 and in		
19	Warranty Deed Book 2017 at Page No. 016952, being more particularly described as		
20	follows: beginning at the southwest corner of said Lot 9, said point being a found 5/8-		
21	inch rebar and running thence North 02°14'01" East 72.68 feet to a found $\frac{1}{2}$ -inch		
22	rebar, thence South 88°02'41" East 140.13 feet to a found $\frac{1}{2}$ -inch rebar, thence South		
23	02°01'59" West 145.57 feet to a set chiseled "X" in concrete, thence North		
24	60°35'13"West 158.09 feet to the point of beginning containing 0.35 acres, more or		
25	less, subject to easements and rights-of-way of record.		
26	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
27	Rock Planning Commission.		
28	Section 3. That the change in zoning classification contemplated for 2712 Kavanaugh Short-Form		
29	PCD, located at 2712 Kavanaugh Boulevard and 703 Beechwood Street (Z-5309-A), is conditioned upon		
30	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of		
31	the Code of Ordinances.		

32 Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

1	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
2	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
3	o affect and designate the change provided for in Section 1 hereof.

4 Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 5 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 6 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 8 ordinance.

9 Section 7. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
10 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

APPROVED:

11 **PASSED: June 19, 2018**

ATTEST:

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Susan Langley, City Clerk	Mark Stodola, Mayor
APPROVED AS TO LEGAL FORM:	
Thomas M. Carpenter, City Attorney	
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