1	ORDINANCE NO.
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED
5	SRVC KANIS REVISED SHORT-FORM PD-C, LOCATED AT 11601
6	KANIS ROAD (Z-8605-C), LITTLE ROCK, ARKANSAS, AMENDING THE
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; AND FOR
8	OTHER PURPOSES.
9	
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
13	Revised PD-C, Planned Development – Commercial, to Revised PD-C, Planned Development Commercial:
14	Z-8605-C: PART OF TRACT 1 EDWARDS SUBDIVISION, IN THE CITY OF
15	LITTLE ROCK AND IN THE NW1/4, SECTION 9, TOWNSHIP 1 NORTH,
16	RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY
17	DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR & CAP AT THE
18	NORTHEAST CORNER SAID TRACT 1, SAID CORNER BEING ON THE
19	SOUTH RIGHT-OF-WAY LINE OF KANIS ROAD (R/W VARIES); THENCE S
20	$02^{\circ}$ 52' 59" W ALONG THE EAST LINE OF SAID TRACT 1 FOR 509.30 FEET TO
21	AN IRON PIPE AND CAP; THENCE N 89° 22' 28" W FOR 133.34 FEET TO AN
22	IRON PIPE AND CAP ON THE WEST LINE OF SAID TRACT 1; THENCE N $02^{\circ}$
23	52' 52" E ALONG SAID WEST LINE FOR 514.69 FEET TO AN IRON PIPE AND
24	CAP ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KANIS ROAD; THENCE
25	S 87° 03' 28" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 133.26 FEET
26	TO THE POINT OF BEGINNING; CONTAINING 68,223 SQUARE FEET OR
27	1.566 ACRES, MORE OR LESS.
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 SRVC Kanis Revised Short-
31	Form PD-C, located at 11601 Kanis Road (Z-8605-C), is conditioned upon obtaining final plan approval
32	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
33	<b>SECTION 4.</b> That this ordinance shall not take effect and be in full force until the final plan approval.

1	<b>SECTION 5.</b> That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
2	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respect		
3	necessary to 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		
5	or 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 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
7			
8	ordinance.		
9	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsisten		
10	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
11	PASSED: June 28, 2016		
12	ATTEST:	APPROVED:	
13			
14 15	Susan Langley, City Clerk	Mark Stodola, Mayor	
16	APPROVED AS TO LEGAL FORM:	Mark Stodola, Mayor	
17	ATTROVED AS TO LEGAL FORM.		
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19	Thomas M. Carpenter, City Attorney		
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