ORDINANCE NO. $\qquad$


#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED DISTRICT - RESIDENTIAL TITLED COTTAGES AT THE MANOR SHORT-FORM PD-R, LOCATED AT THE SOUTHWEST CORNER OF KANIS ROAD AND LABELLE DRIVE, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.


BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from R-2, Single-Family District, to PD-R, Planned Development - Residential:

Z-9503: DESCRIBED AS PART OF THE NW1/4, OF THE NE1/4, SECTION 11, TOWNSHIP 1 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF NW1/4, OF THE NE1/4, OF SAID SECTION 11; THENCE N01³9'59' E A DISTANCE OF 408.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF KANIS ROAD; THENCE ALONG SAID RIGHT-OF-WAY S74 ${ }^{\circ} 7^{\prime} 47^{\prime \prime}$ E A DISTANCE OF 31.53 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AND A CHORD BEARING AND DISTANCE OF N7657'02" E, 508.96 FEET; THENCE N4924'16" E A DISTANCE OF 17.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LABELLE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, AND A CHORD BEARING AND DISTANCE OF S1428'22' W, 339.95 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET AND A CHORD BEARING AND DISTANCE OF S83 ${ }^{\circ} 32$ ' $57{ }^{\prime \prime}$ W, 32.34 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET AND A CHORD BEARING AND DISTANCE OF S61 ${ }^{\circ} 36$ '43' W, 90.61 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET AND A CHORD BEARING AND DISTANCE

# OF S38²7'36" W, 30.47 FEET; THENCE S61'50'08' W A DISTANCE OF 67.39 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET AND A CHORD BEARING AND DISTANCE OF S47 $41^{\prime} 59^{\prime \prime} \mathrm{W}$, 149.94 FEET; THENCE LEAVING SAID RIGHT OF WAY N88 $03^{\circ} 46^{\prime \prime}$ W A DISTANCE OF 165.46 FEET TO THE POINT OF BEGINNING, CONTAINING 4.056 ACRES, MORE OR LESS. 

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Cottages at the Manor ShortForm PD-R, located at the southwest corner of Kanis Road and Labelle Drive (Z-9503), 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 the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 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 ordinance.

Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
PASSED: June 9, 2020
ATTEST:

Susan Langley, City Clerk

## APPROVED:

Frank Scott, Jr., Mayor

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