1	ORDINANCE NO.
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A REVISED PLANNED DEVELOPMENT -
5	RESIDENTIAL TITLED VALERIE PLACE PD-R, LOCATED AT 14309/
6	14617 KANIS ROAD (Z-8959-B), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR 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 R-2,
13	Single-Family District, to PD-R, Planned Development – Residential:
14	<u>Z-8959-B</u> : Described as part of Tract 9 and Block 16 & 17 of the Sach's Suburban
15	Tracts, Pulaski County, Arkansas, Lands lying in the SE 1/4 and the E 1/2 of the SW
16	1/4 of Section 6, Township 1 North, Range 13 West, Pulaski County, Arkansas more
17	particularly described as follows: commencing at a found one (1)-inch pipe which is
18	also the northeast corner of Tract 15 of the Sachs Suburban Tracts addition to the
19	City of Little Rock filed of record as Book 87, records of Pulaski County, Arkansas;
20	thence South 00 degrees 00 minutes 00 seconds West 332.37 feet; thence North 90
21	degrees 00 minutes 00 seconds West 628.55 feet to a point which is also on the west
22	right-of-way of Kanis Road and is the point of beginning; thence leaving said right-
23	of-way South 39 degrees 22 minutes 07 seconds West 337.61 feet; thence South 88
24	degrees 02 minutes 34 seconds West 912.00 feet; thence North 01 degrees 51 minutes
25	37 seconds East 651 . 99 feet; thence North 89 degrees 40 minutes 21 seconds 655.42
26	feet; thence North 01 degrees 48 minutes 37 seconds East 204.63 feet; thence North
27	89 degrees 33 minutes 05 seconds East 1249.13 feet to a point on the west right-of-way
28	of Kanis Road; thence along said right-of-way South 33 degrees 45 minutes
29	04 seconds East 267.36 feet; thence along a curve to the left having a radius of 1,284.06
30	feet having a chord bearing and distance of South 45 degrees 02 minutes 28 seconds
31	East 502.77 feet to the point of beginning containing 20.348 acres, more or less.
32	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
33	Planning Commission.

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1	Section 3. That the change in zoning classification contemplated for Valerie Place PD-R, located at
2	14309/14617 Kanis Road (Z-8959-B), is conditioned upon obtaining final plan approval within the time
3	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
4	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
5	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
6	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
7	to affect and designate the change provided for in Section 1 hereof.
8	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
9	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
10	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
12	ordinance.
13	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
14	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
15	PASSED: July 18, 2023
16	ATTEST: APPROVED:
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19 20	Susan Langley, City Clerk Frank Scott, Jr., Mayor APPROVED AS TO LECAL FORM:
20	APPROVED AS TO LEGAL FORM:
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22 23	Thomas M. Carpenter, City Attorney
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