1	ORDINANCE NO.
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISHING A PLANNED COMMERCIAL DISTRICT TITLED
5	KIRKLAND LONG-FORM PCD, LOCATED AT THE SOUTHWEST
6	CORNER OF CHENAL PARKWAY AND KIRK ROAD (Z-5617-B),
7	LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
8	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9	PURPOSES.
10	TORTOGES.
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 PCE
14	Planned Commercial District (expired), to PCD, Planned Commercial District:
15	Z-5617-B: DESCRIBED AS INDEPENDENCE FARMS, A SUBDIVISION IN
16	PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED
17	IN BOOK 220, PAGE 530, RECORDS OF PULASKI COUNTY, ARKANSAS, AND
18	PART OF THE NORTHWEST 1/4 NORTHEAST 1/4, ALL IN SECTION 1,
19	TOWNSHIP 1 NORTH, RANGE 14 WEST, LITTLE ROCK, PULASKI COUNTY,
20	ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
21	BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4
22	NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH
23	03 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 400.92 FEET
24	TO THE SOUTHEAST CORNER OF SAID TRACT 40; THENCE NORTH 77
25	DEGREES 53 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF
26	SAID TRACT 40 A DISTANCE OF 209.66 FEET TO THE SOUTHWEST CORNER
27	OF SAID TRACT 40; THENCE NORTH 02 DEGREES 09 MINUTES 04 SECONDS
28	EAST ALONG THE WEST LINE OF SAID TRACT 40, A DISTANCE OF 300.39
29	FEET TO THE NORTHWEST CORNER OF THE SOUTH 300 FEET OF THE
30	WEST 1/2 OF SAID TRACT 40; THENCE SOUTH 77 DEGREES 54 MINUTES 51
31	SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF
32	THE WEST 1/2 OF SAID TRACT 40, A DISTANCE OF 105.34 FEET TO THE
33	NORTHEAST CORNER OF THE SOUTH 300 FEET OF THE WEST 1/2 OF SAID
34	TRACT 40; THENCE NORTH 02 DEGREES 17 MINUTES 51 SECONDS EAST

ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 40, A DISTANCE OF 301.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KANIS ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 847.50 FEET; AND ARC LENGTH 85.83 FEET AND A CHORD THAT BEARS SOUTH 86 DEGREES 13 MINUTES 31 SECONDS EAST A DISTANCE OF 85.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND ARC LENGTH 12.36 FEET AND A CHORD THAT BEARS SOUTH 74 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 12.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH 15.78 FEET AND A CHORD THAT BEARS SOUTH 75 DEGREES 52 MINUTES 09 SECONDS EAST, A DISTANCE OF 15.60 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 854.50 FEET, AN ARC LENGTH 462.92 FEET AND A CHORD THAT BEARS NORTH 73 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 457.28 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET, AN ARC LENGTH 97.63 FEET AND A CHORD THAT BEARS SOUTH 86 DEGREES 07 MINUTES 21 SECONDS EAST, A DISTANCE OF 91.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHENAL PARKWAY: THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,040.05 FEET, AN ARC LENGTH 692.52 FEET AND A CHORD THAT BEARS SOUTH 69 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 679.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF KIRK ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, AN ARC LENGTH OF 126.04 FEET AND A CHORD THAT BEARS SOUTH 42 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 113.25 FEET: THENCE SOUTH 02 DEGREES 26 MINUTES 14 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 126.63 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2,062.50 FEET, AN ARC LENGTH 151.11 FEET A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 151.07 FEET; THENCE CONTINUE ALONG SAID

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2930	PASSED: July 7, 2020 ATTEST: APPROVED:
28	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
27	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
26	ordinance.
25	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
24	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
23	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
22	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
21	to affect and designate the change provided for in Section 1 hereof.
20	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
19	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
18	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
17	the Code of Ordinances.
16	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of
15	located at the southwest corner of Chenal Parkway and Kirk Road (Z-5617-B), is conditioned upon
14	Section 3. That the change in zoning classification contemplated for Kirkland Long-Form PCD,
13	Rock Planning Commission.
12	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
11	THE POINT OF BEGINNING.
9 10	DEGREES 17 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 NORTHEAST 1/4, A DISTANCE OF 1203.59 FEET TO
8	LINE OF SAID NORTHWEST 1/4 NORTHEAST 1/4; THENCE NORTH 88
7	MINUTES 40 SECONDS WEST A DISTANCE OF 429.88 FEET TO THE SOUTH
6	LENGTH 431.99 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES 14
5	CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET, AN ARC
4	FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY ON A
3	SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 149.66
2	2,037.50 FEET, AN ARC LENGTH 149.69 FEET AND A CHORD THAT BEARS
1	WEST RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF

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APPROVED AS TO LEGAL FORM: 1 2 3 **Thomas M. Carpenter, City Attorney** 4 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // 13 // 14 // // 15 // 16 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // // 31 // 32 33 // 34 // 35 //