1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED 3205		
5	KAVANAUGH BOULEVARD SHORT-FORM PD-R, LOCATED AT		
6	3205 KAVANAUGH BOULEVARD (Z-9231), 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	Z-9231 : The east forty-five (45) feet of the west ninety (90) feet of Lots 11 and 12,		
15	Block 45, Pulaski Heights Addition to the City of Little Rock, Pulaski County,		
16	Arkansas, less and except a part of the west 3.6 feet of the east		
17	53.6 feet of Lots 11 and 12, Block 45, Pulaski Heights Addition to the City of Little		
18	Rock, Pulaski County, Arkansas, described as follows: Commence at the southeast		
19	corner of said Lot 11; thence west fifty (50) feet along the south line of said Lot 11 to		
20	the point of beginning; thence north 95.7 feet along the east line of said west 3.6 feet		
21	of east 53.6 feet of Lots 11 and 12; thence southwest along the north line of said Lot		
22	12, 2.5 feet; thence southerly along the west line of a wall and concrete drive 95.1 feet;		
23	thence east 3.6 feet along the south line of Lot 11 to the point of beginning.		
24	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
25	Rock Planning Commission.		
26	Section 3. That the change in zoning classification contemplated for 3205 Kavanaugh Boulevard		
27	Short-Form PD-R, located at 3205 Kavanaugh Boulevard (Z-9231), is conditioned upon obtaining final		
28	plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of		
29	Ordinances.		
30	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
31	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
32	Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary		
33	to affect and designate the change provided for in Section 1 hereof.		

1	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
2	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
3	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
4	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
5	ordinance.		
6	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
7	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
8	PASSED: August 15, 2017		
9	ATTEST:	APPROVED:	
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12	Susan Langley, City Clerk	Mark Stodola, Mayor	
13	APPROVED AS TO LEGAL FORM:		
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15 16	Thomas M. Carpenter, City Attorney		
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