1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED		
5	AVULANI ENTERPRISES PCD, LOCATED AT 17524 KANIS ROAD (Z-		
6	8576-A), LITTLE ROCK ARKANSAS, AMENDING THE OFFICIAL		
7	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; 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 O-2,		
13	Office and Institutional District, and C-3, General Commercial District, to PCD, Planned Commercial		
14	District:		
15	Z-8576-A: Described as All that part of Lots 7, 8, and 9, Unit 1, Independence Farms		
16	Subdivision, lying south of the Southerly Top Bank of Rock Creek, all located in the		
17	SW1/4 of Section 36, Township 2 North, Range 14 West, Pulaski County, Arkansas,		
18	and being more particularly described as follows: Beginning at the southeast corner		
19	of Lot 7, Unit 1, Independence Farms Subdivision, said point being on the north right-		
20	of-way line of Kanis Road; thence along said right-of-way line the following courses		
21	and distances; N 88°56'38" W 200.27 feet N 89°08'45" W 199.43 feet; N 88°36'58" W		
22	56.19 feet to the Point of curvature of a 1,131-foot radius curve to the right, said curve		
23	having a chord bearing and distance of N 80°26'47" W 152.75 feet; thence along the		
24	arc of said curve 152.87 feet to the southwest corner of Lot 9, Unit 1, Independence		
25	Farms Subdivision; thence N 01°43'23" E 499.20 feet along the west line of said Lot 9		
26	to a point on the south bank of Rock Creek; thence along south and west lines of said		
27	Rock Creek the following courses and distances; S 47°11'46" E 29.0 feet; S 13°19'07"		
28	E 63.7 feet; S 04°51'52" E 88.5 feet; S 38°24'00" E 52.3 feet; S 53°36'27" E 52.1 feet;		
29	S 82°19'05" E 42.6 feet; N 70°50'12" E 42.4 feet; N 20°24'52" E 69.0 feet; N 42°33'20"		
30	E 62.1 feet; N 73°11'36" E 62.3 feet; S 86°59'55" E 59.6 feet; S 45°29'37" E 141.2		
31	feet; S 69°54'20" E 59.3 feet; N 82°06'00" E 59.5 feet to a point on the east line of said		
32	Lot 7; thence S 01°46'17" W 299.81 feet along said east line to the Point of Beginning,		
33	area containing 4.87 acres of land, more or less.		

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1	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
2	Planning Commission.		
3	Section 3. That the change in zoning classification contemplated for Avulani Enterprises PCD, located		
4	at 17524 Kanis Road (Z-8576-A), is conditioned upon obtaining final plan approval within the time		
5	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
6	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
7	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
8	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
9	to affect and designate the change provided for in Section 1 hereof.		
10	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
11	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
12	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
13	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
14	ordinance.		
15	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
16	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
17	PASSED: August 17, 2021		
18	ATTEST:	APPROVED:	
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21	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
22	APPROVED AS TO LEGAL FORM:		
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24 25	Thomas M. Carpenter, City Attorney		
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