ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT 
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED PVK 
DEVELOPMENT LOT B SHORT-FORM POD, LOCATED IN THE 15000 
BLOCK OF KANIS ROAD, JUST WEST OF THE KANIS AND PRIDE 
VALLEY ROADS INTERSECTION (Z-5758-F), 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 PCD, Planned Commercial Development, to POD, Planned Office Development:

Z-5758-F: A TRACT OF LAND IN THE SE1/4 NW 1/4, SECTION 6, TOWNSHIP 
1 NORTH, RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, 
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 
BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 2, KANIS 
CREEK SUBDIVISION; THENCE N 88

☐ 57’ 34” W ALONG LINES OF LOTS 15 THROUGH 12 OF SAID BLOCK 2 FOR 197.72 FEET;

☐ 45’ 27” W FOR 10

☐ 220.35 FEET TO A POINT ON THE PROPOSED FUTURE RIGHT-OF-WAY OF 
KANIS ROAD (120’ ROW); THENCE S 46

☐ 17’ 48” E ALONG SAID PROPOSED RIGHT-OF-WAY FOR 25.59 FEET TO THE BEGINNING OF A CURVE TO THE 
RIGHT HAVING A RADIUS OF 905 FEET; THENCE ALONG SAID CURVE AND

☐ ALONG SAID PROPOSED RIGHT-OF-WAY BY A CHORD BEARING S 41

☐ 05’

☐ 15” E FOR 164.33 FEET; THENCE S 35

☐ 52’ 42” E FOR A

PROPOSED RIGHT-OF-WAY FOR 122.16 FEET; THENCE N 88

☐ 57’ 34” W FOR

71.51 FEET TO THE POINT OF BEGINNING, CONTAINING 45,762 SQUARE 
FEET OR 1.051 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 PVK Development Lot B Short-Form POD, located in the 15000 Block of Kanis Road, just West of the Kanis and Pride Valley Roads intersection (Z-5758-F), 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 this ordinance shall not take effect and be in full force until the final plan approval.

Section 5. 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 6. 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: January 17, 2017

ATTEST: 

APPROVED:

_______________________________________  ______________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

_______________________________________
Thomas M. Carpenter, City Attorney