ORDINANCE NO. _________________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED THE
GREEN HOUSE COTTAGES OF POPLAR GROVE LONG-FORM PD-R,
LOCATED AT 7713 KANIS ROAD (Z-9063), 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 C-3, General Commercial District, and R-2, Single-Family District, to PD-R, Planned Development - Residential:

Z-9063: Part of the NE ¼ of the NE ¼ of Section 11, Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Starting at the northwest corner of the NE ¼ NE ¼, Section 11; thence south 00 degrees 59 minutes east along the west line of the NE ¼ NE ¼, Section 11, for 526.16 feet to a point on the northerly right-of-way line of Kanis Road; thence north 80 degrees 47 minutes east along the northerly right-of-way line of Kanis Road for 444.2 feet; thence continue along the northerly right-of-way line of Kanis Road, north 77 degrees 46 minutes east, for 80.5 feet; thence south 12 degrees 14 minutes east for 30.0 feet to a point on the centerline of Kanis Road, said point being the point of beginning of the herein described tract; thence south 00 degrees 58 minutes east 845.4 feet to a point on the south line of the NE ¼ NE ¼, Section 11; thence north 89 degrees 14 minutes east along the south line of the NE ¼ NE ¼, Section 11 for 783.9 feet to the southeast corner of the NE ¼ NE ¼, Section 11 for 783.9 feet to the southeast corner of the NE ¼ NE ¼ Section 11; thence north 00 degrees 58 minutes west along the east line of the NE ¼ NE ¼ Section 11 for 577.9 feet; thence north 71 degrees 02 minutes west along a fence line for 456.6 feet; thence north 02 degrees 12 minutes west along a fence line and a fence line produced for 230.3 feet to the centerline of Kanis Road; thence in a westerly direction along the centerline of Kanis Road for 380 feet, more or less to the point of beginning.
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 The Green House Cottages of Poplar Grove Long-Form PD-R, located at 7713 Kanis Road (Z-9063), is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of the plan.

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: October 5, 2015

ATTEST: APPROVED:

______________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney