ORDINANCE NO. _________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED DISTRICT - COMMERCIAL, TITLED
THE KUM AND GO PD-C, LOCATED AT THE SOUTHEAST CORNER
OF CANTRELL ROAD AND CHENONCEAU BOULEVARD (Z-9610),
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, to PD-C, Planned District Commercial:

Z-9610: Described as part of the Northwest Quarter of the Southeast Quarter,
Section 14, Township 2 North, Range 14 West in the City of Little Rock, Pulaski
County, Arkansas, further described as follows: commencing at the southwest comor
of Lot 1; thence along the west line of said Lot 1 along a curve to the left having a
radius of 1,004.93 feet, an arc length of 52.78 feet, a chord bearing of North 3° 37' 35"
East and a Chord distance of 52.77 feet; thence continuing along the west line said
Lot 1 North 2° 07' 15" East, 29.80 feet to the point of beginning; thence continuing
along the west line of said Lot 1 North 2° 07' 15" East, 65.04 feet; thence continuing
along the west line of said Lot 1 around a tangent curve to the right having a radius
of 904.93 feet, an arc length of 187.71 feet, a chord bearing of North 3° 08' 42" East
and a Chord distance of 187.37 feet; thence continuing along the west line of said Lot
1 around a tangent curve to the right having a radius of 25.00 feet, an arc length of
40.97 feet, a chord bearing of North 60° 57' 03" East and a Chord distance of 36.54
feet; thence South 72° 06' 07'' East, 43.01 feet; thence along the north line of said Lot
1 South 78° 06' 03" East, 143.46 feet; thence continuing along the north line of said
Lot 1 South 72° 21' 03" East, 51.83 feet; thence along the east line of said Lot 1 South
02° 58' 36" West, 125.78 feet; thence leaving the east line of said Lot 1 South 19° 57'
33" West, 88.78 feet; thence North 89° 01' 45" West, 212.32 feet; thence South 02° 07'
15" West, 5.00 feet; thence North 89° 01' 45" West, 42.01 feet to the point of
beginning. Contains 65,739 square-feet, or 1.51 acres of land, more or less.
Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Kum and Go PD-C, located at the southeast corner of Cantrell Road and Chenonceau Boulevard (Z-9610), 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: November 16, 2021

ATTEST: APPROVED:

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Susan Langley, City Clerk    Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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