ORDINANCE NO. _____________

AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT
AND ESTABLISHING A PLANNED INDUSTRIAL DISTRICT TITLED
1901 KELLETT ROAD LONG-FORM PID, LOCATED AT 1901 KELLETT
ROAD (Z-5157-G), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; 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 O-3, General Office District, to PID, Planned Industrial Development:

Z-5157-G: Part of the SE ¼, of Section 8, T-1-N, R-11-W, Pulaski County, Arkansas,
more particularly described as follows: Commencing at the center of said Section 8;
thence S39°28'43"W a distance of 190.01 feet; thence S88°26'53"E a distance of
1503.91 feet; thence S01°56'52"W a distance of 12.0 feet to a point on the abandoned
right-of-way line of relocated Kellett Road; thence along said right-of-way line
S88°26'37"E a distance of 69.02 feet; thence S00°59'30"W a distance of 10.49 feet;
thence S89°05'39"E a distance of 97.41 feet; thence S88°59’00”E a distance of 128.42
feet; thence along the south right-of-way line of Kellett Road S89°31’07”E a distance
of 8.93 feet to the point of beginning; thence S02°01’33”W a distance of 186.13 feet;
thence S01°57’18”W a distance of 734.77 feet to the north right-of-way line of Fourche
Dam Pike; thence along said right-of-way line N88°18’46”W a distance of 234.26 feet;
thence N89°16’45”W a distance of 128.58 feet; thence N87°58’37”W a distance of
437.75 feet; thence N18°45’18”W a distance of 61.27 feet to the south right-of-way
line of Kellett Road; thence along said right-of-way line N46°39’31”E a distance of
1083.48 feet; thence N54°11’54”E a distance of 115.15 feet; thence N83°07’48”E a
distance of 183.12 feet; thence S89°31’07”E a distance of 8.93 feet to the point of
beginning containing 13.470 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 1901 Kellett Road Long-Form PID, located at 1901 Kellett Road (Z-5157-G,) 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: April 5, 2016

ATTEST:                        APPROVED:

____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

____________________________________
Thomas M. Carpenter, City Attorney