ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED PVK
DEVELOPMENT LONG-FORM PCD (Z-5758-E), LOCATED ON THE
SOUTHWEST CORNER OF KANIS AND PRIDE VALLEY ROADS,
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 O-2, Office and Institutional to PCD, Planned Commercial District:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 6, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY (40)-ACRE TRACT,
SAID POINT BEING A FOUND COTTON PICKER SPINDLE AND RUNNING THENCE
N01°32'39"E 843.07' TO A POINT IN THE CENTERLINE OF KANIS ROAD, THENCE
ALONG SAID CENTERLINE THE FOLLOWING TWELVE (120 COURSES:
S77°27'42"E 204.45', THENCE S75°12'56"E 33.36', THENCE S66°24'55"E 92.17',
THENCE S54°02'49"E 67.37', THENCE S47°17'25"E 92.64', THENCE S46°19'50"E
280.44', THENCE S45°46'01"E 94.57', THENCE S44°04'11"E 81.34', THENCE
S40°25'37"E 54.07', THENCE S37°25'44"E 68.85', THENCE S35°42'05"E 188.67',
THENCE S34°27'50"E 124.79', THENCE LEAVING SAID CENTERLINE N88°56'19"W
1046.61' TO THE POINT OF BEGINNING. CONTAINING 12.95 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 Long-
Form PCD (Z-5758-E), located on the southwest corner of Kanis and Pride Valley Roads, 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: June 2, 2015

ATTEST: APPROVED:

____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney