ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED DISTRICT – RESIDENTIAL TITLED
COTTAGES AT THE MANOR SHORT-FORM PD-R, LOCATED AT THE
SOUTHWEST CORNER OF KANIS ROAD AND LABELLE DRIVE,
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 R-2,
Single-Family District, to PD-R, Planned Development - Residential:

Z-9503: DESCRIBED AS PART OF THE NW1/4, OF THE NE1/4, SECTION 11,
TOWNSHIP 1 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY,
ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF NW1/4, OF THE NE1/4, OF SAID
SECTION 11; THENCE N01°39'59" E A DISTANCE OF 408.81 FEET TO A POINT
ON THE SOUTH RIGHT-OF-WAY OF KANIS ROAD; THENCE ALONG SAID
RIGHT-OF-WAY S74°37'47" E A DISTANCE OF 31.53 FEET; THENCE
ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET,
AND A CHORD BEARING AND DISTANCE OF N76°57'02" E, 508.96 FEET;
THENCE N49°24'16" E A DISTANCE OF 17.74 FEET TO A POINT ON THE
WEST RIGHT-OF-WAY LINE OF LABELLE DRIVE; THENCE ALONG SAID
RIGHT-OF-WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF
245.00 FEET, AND A CHORD BEARING AND DISTANCE OF S14°28'22" W,
339.95 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A
RADIUS OF 38.00 FEET AND A CHORD BEARING AND DISTANCE OF
S83°32'57" W, 32.34 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING
A RADIUS OF 62.00 FEET AND A CHORD BEARING AND DISTANCE OF
S61°36'43" W, 90.61 FEET; THENCE ALONG A CURVE TO THE RIGHT,
HAVING A RADIUS OF 38.00 FEET AND A CHORD BEARING AND DISTANCE
OF S38°47'36" W, 30.47 FEET; THENCE S61°50'08" W A DISTANCE OF 67.39
FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF
305.00 FEET AND A CHORD BEARING AND DISTANCE OF S47°41'59" W,
149.94 FEET; THENCE LEAVING SAID RIGHT OF WAY N88°03'46" W A
DISTANCE OF 165.46 FEET TO THE POINT OF BEGINNING, CONTAINING
4.056 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 Cottages at the Manor Short-
Form PD-R, located at the southwest corner of Kanis Road and Labelle Drive (Z-9503), 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 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. 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 9, 2020

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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