ORDINANCE NO. _________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED AVULANI ENTERPRISES PCD, LOCATED AT 17524 KANIS ROAD (Z-8576-A), 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 District, and C-3, General Commercial District, to PCD, Planned Commercial District:

Z-8576-A: Described as All that part of Lots 7, 8, and 9, Unit 1, Independence Farms Subdivision, lying south of the Southerly Top Bank of Rock Creek, all located in the SW1/4 of Section 36, Township 2 North, Range 14 West, Pulaski County, Arkansas, and being more particularly described as follows: Beginning at the southeast corner of Lot 7, Unit 1, Independence Farms Subdivision, said point being on the north right-of-way line of Kanis Road; thence along said right-of-way line the following courses and distances; N 88°56'38" W 200.27 feet N 89°08'45" W 199.43 feet; N 88°36'58" W 56.19 feet to the Point of curvature of a 1,131-foot radius curve to the right, said curve having a chord bearing and distance of N 80°26'47" W 152.75 feet; thence along the arc of said curve 152.87 feet to the southwest corner of Lot 9, Unit 1, Independence Farms Subdivision; thence N 01°43'23" E 499.20 feet along the west line of said Lot 9 to a point on the south bank of Rock Creek; thence along south and west lines of said Rock Creek the following courses and distances; S 47°11'46" E 29.0 feet; S 13°19'07" E 63.7 feet; S 04°51'52" E 88.5 feet; S 38°24'00" E 52.3 feet; S 53°36'27" E 52.1 feet; S 82°19'05" E 42.6 feet; N 70°50'12" E 42.4 feet; N 20°24'52" E 69.0 feet; N 42°33'20" E 62.1 feet; N 73°11'36" E 62.3 feet; S 86°59'55" E 59.6 feet; S 45°29'37" E 141.2 feet; S 69°54'20" E 59.3 feet; N 82°06'00" E 59.5 feet to a point on the east line of said Lot 7; thence S 01°46'17" W 299.81 feet along said east line to the Point of Beginning, area containing 4.87 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 Avulani Enterprises PCD, located at 17524 Kanis Road (Z-8576-A), 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: August 17, 2021

ATTEST:  

______________________________________  _____________________________________
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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