ORDINANCE NO. $\qquad$


#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED HOUFF PLUMBING SHORT-FORM PCD, LOCATED AT 11800-11804 KANIS ROAD (Z-9342), CITY OF 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 PCD, Planned Commercial Development:

Z-9342: Part of Tract 5, in Montclair, a Subdivision of the $S 1 / 2$ SW $^{1 / 4}$ and of the south
 Arkansas; and Part of Tract 6, except the west ten (10) feet of the south 160 feet thereof, in Montclair, a Subdivision of the $S 1 / 2$ SW $1 / 4$ and of the south thirty (30) feet of the $\mathbf{N ~}_{1 / 2}$ SW $1 / 4$ of Section 4, T-1-N, R-13-W, Pulaski County, Arkansas; all being more particularly described as follows: beginning at the northwest corner of said Tract 6; thence $586^{\circ} 53^{\prime} 26^{\prime \prime}$ E, along the north line of said Tract 6 and Tract 5, a distance of 398.99 feet to the northeast corner of said Tract 5 ; thence $\mathbf{S 0 1}{ }^{\circ} 14^{\prime} \mathbf{2 6}{ }^{\prime \prime} \mathrm{W}$ along the east line of said Tract 5, a distance of $\mathbf{6 1 3 . 8 0}$ feet to the north right-of-way line of Kanis Road, as established by Warranty Deed recorded as Instrument No. 2017013385 in the records of Pulaski County Arkansas; thence along said North right-of way the following courses: (1) N86 ${ }^{\circ} 55^{\prime} 45$ " $\mathrm{W}, 72.26$ feet; (2) $\mathrm{N} 32^{\circ} 18^{\prime} 42^{\prime \prime} \mathrm{W}, \quad 17.21$ feet; (3) $\mathrm{S} 50^{\circ} 10{ }^{\prime} 27^{\prime \prime} \mathrm{W}, \quad 20.56$ feet; (4) $\mathrm{N} 86^{\circ} 54^{\prime} 09{ }^{\prime} \mathrm{W}, \quad 251.00$ feet; (5) $\mathrm{N} 32^{\circ} 18^{\prime} 52^{\prime \prime} \mathrm{W}$, 17.18 feet; (6) $\mathrm{S}_{5} 0^{\circ} \mathbf{0 0}{ }^{\prime} 16^{\prime \prime} \mathrm{W}, 20.49$ feet; (7) $\mathrm{N} 86^{\circ} 56^{\prime} 16 " \mathrm{~W}, 15.67$ feet; thence leaving said north right-of-way $\mathrm{NOO}^{\circ} 04^{\prime} 51$ " E , a distance of 120.13 feet; thence $\mathrm{N} 88^{\circ} 13^{\prime} 03^{\prime \prime} \mathrm{W}$, a distance of 10.03 feet to the west line of said Tract 6 ; thence $N 01^{\circ} 30^{\prime} 48^{\prime \prime}$ E along the west line of said Tract 6, a distance of 494.03 feet to the point of beginning, containing 243,954 square-feet or 5.30 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 Houff Plumbing Short-Form PCD, located at 11800 - 11804 Kanis Road (Z-9342), 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: September 4, 2018

## ATTEST:

## Susan Langley, City Clerk

## APPROVED AS TO LEGAL FORM:

## APPROVED:

Mark Stodola, Mayor

