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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT, TITLED SRVC KANIS REVISED SHORT-FORM PD-C, LOCATED AT 11601 KANIS ROAD (Z-8605-C), 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 Revised PD-C, Planned Development – Commercial, to Revised PD-C, Planned Development Commercial:

Z-8605-C: PART OF TRACT 1 EDWARDS SUBDIVISION, IN THE CITY OF LITTLE ROCK AND IN THE NW1/4, SECTION 9, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR & CAP AT THE NORTHEAST CORNER SAID TRACT 1, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KANIS ROAD (R/W VARIES); THENCE S 02° 52' 59" W ALONG THE EAST LINE OF SAID TRACT 1 FOR 509.30 FEET TO AN IRON PIPE AND CAP; THENCE N 89° 22' 28" W FOR 133.34 FEET TO AN IRON PIPE AND CAP ON THE WEST LINE OF SAID TRACT 1; THENCE N 02° 52' 52" E ALONG SAID WEST LINE FOR 514.69 FEET TO AN IRON PIPE AND CAP ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KANIS ROAD; THENCE S 87° 03' 28" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 133.26 FEET TO THE POINT OF BEGINNING; CONTAINING 68,223 SQUARE FEET OR 1.566 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 SRVC Kanis Revised Short-Form PD-C, located at 11601 Kanis Road (Z-8605-C), 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.

1 **SECTION 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
2 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
3 necessary to affect and designate the change provided for in Section 1 hereof.

4 **SECTION 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase,
5 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
6 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
8 ordinance.

9 **SECTION 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent
10 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

11 **PASSED: June 21, 2016**

12 **ATTEST:**

APPROVED:

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15 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

16 **APPROVED AS TO LEGAL FORM:**

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19 **Thomas M. Carpenter, City Attorney**

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