

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED FLETCHER RIDGE LONG-FORM PRD, LOCATED ON THE NORTH SIDE OF KANIS ROAD, WEST OF CHENAL DOWNS BOULEVARD (Z-9409), 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 PRD, Planned Residential Development:

Z-9409: PART OF THE NE1/4 OF SECTION 3, T-1-N, R-14-W, AND PART OF THE SE1/4 OF SECTION 34, T-2-N, R-14-W, ALL IN PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S03°03'27"W ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 124.51 FEET TO THE CENTERLINE OF KANIS ROAD; THENCE S74°32'56"W, ALONG SAID CENTERLINE, A DISTANCE OF 385.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CENTERLINE S74°32'56"W, A DISTANCE OF 134.07 FEET; THENCE CONTINUE ALONG SAID CENTERLINE FOLLOWING THE ARC OF A 918.63 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N79°50'58"W, 793.90 FEET; THENCE CONTINUE ALONG SAID CENTERLINE N54°14'52"W, A DISTANCE OF 828.42 FEET; THENCE N24°40'01"E, A DISTANCE OF 631.18 FEET; THENCE N00°39'06"W, A DISTANCE OF 612.93 FEET; THENCE S82°58'18"E, A DISTANCE OF 518.96 FEET; THENCE S87°45'18"E, A DISTANCE OF 864.38 FEET; THENCE S01°47'01"W, A DISTANCE OF 1578.15 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: THE SOUTH 30.0 FEET LYING PARALLEL WITH AND

1 **ADJACENT TO THE CENTERLINE OF KANIS ROAD. CONTAINING 52.23**
2 **ACRES, MORE OR LESS, FREE OF KANIS ROAD RIGHT-OF-WAY.**

3 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
4 Rock Planning Commission.

5 **Section 3.** That the change in zoning classification contemplated for Fletcher Ridge Long-Form PRD,
6 located at on the north side of Kanis Road, west of Chenal Downs Boulevard (Z-9409), is conditioned upon
7 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of
8 the Code of Ordinances.

9 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

10 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
11 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
12 to affect and designate the change provided for in Section 1 hereof.

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

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

20 **PASSED: June 4, 2019**

21 **ATTEST:**

APPROVED:

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24 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

25 **APPROVED AS TO LEGAL FORM:**

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

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