



1 ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 40, A DISTANCE  
2 OF 301.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KANIS  
3 ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE  
4 TO THE LEFT HAVING A RADIUS OF 847.50 FEET; AND ARC LENGTH 85.83  
5 FEET AND A CHORD THAT BEARS SOUTH 86 DEGREES 13 MINUTES 31  
6 SECONDS EAST A DISTANCE OF 85.79 FEET; THENCE CONTINUE ALONG  
7 SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING  
8 A RADIUS OF 25.00 FEET, AND ARC LENGTH 12.36 FEET AND A CHORD  
9 THAT BEARS SOUTH 74 DEGREES 57 MINUTES 44 SECONDS EAST A  
10 DISTANCE OF 12.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY  
11 RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 30.00  
12 FEET, AN ARC LENGTH 15.78 FEET AND A CHORD THAT BEARS SOUTH 75  
13 DEGREES 52 MINUTES 09 SECONDS EAST, A DISTANCE OF 15.60 FEET;  
14 THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A  
15 CURVE TO THE LEFT HAVING A RADIUS OF 854.50 FEET, AN ARC LENGTH  
16 462.92 FEET AND A CHORD THAT BEARS NORTH 73 DEGREES 32 MINUTES  
17 23 SECONDS EAST, A DISTANCE OF 457.28 FEET; THENCE CONTINUE  
18 ALONG SAID SOUTHERLY RIGHT-OF-WAY ON A CURVE TO THE RIGHT  
19 HAVING A RADIUS OF 78.00 FEET, AN ARC LENGTH 97.63 FEET AND A  
20 CHORD THAT BEARS SOUTH 86 DEGREES 07 MINUTES 21 SECONDS EAST,  
21 A DISTANCE OF 91.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF  
22 CHENAL PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY  
23 ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,040.05 FEET, AN ARC  
24 LENGTH 692.52 FEET AND A CHORD THAT BEARS SOUTH 69 DEGREES 20  
25 MINUTES 26 SECONDS EAST, A DISTANCE OF 679.80 FEET TO THE WEST  
26 RIGHT-OF-WAY LINE OF KIRK ROAD; THENCE ALONG SAID WEST  
27 RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF  
28 79.50 FEET, AN ARC LENGTH OF 126.04 FEET AND A CHORD THAT BEARS  
29 SOUTH 42 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 113.25  
30 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 14 SECONDS WEST  
31 ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 126.63 FEET;  
32 THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY ON A CURVE TO  
33 THE LEFT HAVING A RADIUS OF 2,062.50 FEET, AN ARC LENGTH 151.11  
34 FEET A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 18 SECONDS  
35 WEST, A DISTANCE OF 151.07 FEET; THENCE CONTINUE ALONG SAID

1 WEST RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF  
2 2,037.50 FEET, AN ARC LENGTH 149.69 FEET AND A CHORD THAT BEARS  
3 SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 149.66  
4 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY ON A  
5 CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET, AN ARC  
6 LENGTH 431.99 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES 14  
7 MINUTES 40 SECONDS WEST A DISTANCE OF 429.88 FEET TO THE SOUTH  
8 LINE OF SAID NORTHWEST 1/4 NORTHEAST 1/4; THENCE NORTH 88  
9 DEGREES 17 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF  
10 SAID NORTHWEST 1/4 NORTHEAST 1/4, A DISTANCE OF 1203.59 FEET TO  
11 THE POINT OF BEGINNING.

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

14 **Section 3.** That the change in zoning classification contemplated for Kirkland Long-Form PCD,  
15 located at the southwest corner of Chenal Parkway and Kirk Road (Z-5617-B), is conditioned upon  
16 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of  
17 the Code of Ordinances.

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

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

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

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

29 **PASSED: July 7, 2020**

30 **ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

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Frank Scott, Jr., Mayor

1 **APPROVED AS TO LEGAL FORM:**

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

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