
#### Abstract

AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT AND ESTABLISHING A PLANNED RESIDENTIAL DISTRICT TITLED LOT 2 CHENAL HEIGHTS LONG-FORM PD-R (Z-6532-G), LOCATED AT 16400 CHENAL HEIGHTS DRIVE, 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 PDR, Planned Development - Residential, to Revised PD-R:

Z-6532-G: Lot 2 Chenal Heights Addition to the City of Little Rock, Pulaski County, Arkansas (unrecorded), Part of the $S 1 / 2$ of Section 25 and Part of the NE $1 / 4$ of Section 36, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning at the southwest corner of Lot 1, Chenal Heights Addition to the City of Little Rock, Arkansas, said corner lying on the east right-ofway line of Chenal Valley Drive; thence $557^{\circ} 13^{\prime} 00^{\prime \prime}$ E along the south line of said Lot 1, 277.39 feet; thence $N 32^{\circ} 47^{\prime} 00^{\prime \prime} E$ continuing along said south line, 583.67 feet to a point on the south right-of-way line of Chenal Heights Circle; thence $\mathrm{SF}^{\circ}{ }^{\circ} 1 \mathbf{1 2}^{\prime} 11$ " E along south right-of-way line, 280.84 feet to a point on the southerly extension of the southeasterly line of Lot 6, said Chenal Heights Addition; thence N30 ${ }^{\circ} 50^{\prime} 33$ " ${ }^{\prime}$ E along said southeasterly line, 863.26 feet to the northeast corner of said Lot 6; thence
 $1,761.67$ feet to a point on the said east right-of-way line of Chenal Valley Drive; thence northerly along said east right-of-way the following: (1) northerly along the arc of a 1,115.92-foot radius curve to the right, a chord bearing and distance of N08 ${ }^{\circ} 42^{\prime} 03$ " W , 494.56 feet; (2) $\mathrm{N} 04^{\circ} 08^{\prime} 23$ " $\mathrm{E}, 412.10$ feet and (3) northerly along the arc of a 507.46 -foot radius curve to the left, a chord bearing and distance of N01 ${ }^{\circ} 16$ '53" $\mathrm{E}, 50.67$ feet to the point of beginning, containing $\mathbf{3 8 . 2 3 2 8}$ 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 Lot 2 Chenal Heights LongForm PD-R (Z-6532-C), located at 16400 Chenal Heights Drive, is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of the plan.

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.

ATTEST:

## Susan Langley, City Clerk APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//

