1	ORDINANCE NO
2	
3	AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISHING A PLANNED RESIDENTIAL DISTRICT TITLED
5	LOT 2 CHENAL HEIGHTS LONG-FORM PD-R (Z-6532-G), LOCATED
6	AT 16400 CHENAL HEIGHTS DRIVE, LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
9	
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11	ARKANSAS.
12	SECTION 1. That the zoning classification of the following described property be changed from PD-
13	R, Planned Development – Residential, to Revised PD-R:
14	Z-6532-G : Lot 2 Chenal Heights Addition to the City of Little Rock, Pulaski County,
15	Arkansas (unrecorded), Part of the S $^{1}\!/_{2}$ of Section 25 and Part of the NE $^{1}\!/_{4}$ of Section
16	36, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas, more particularly
17	described as follows: Beginning at the southwest corner of Lot 1, Chenal Heights
18	Addition to the City of Little Rock, Arkansas, said corner lying on the east right-of-
19	way line of Chenal Valley Drive; thence S57°13'00"E along the south line of said Lot
20	1, 277.39 feet; thence N32°47'00"E continuing along said south line, 583.67 feet to a
21	point on the south right-of-way line of Chenal Heights Circle; thence S57°12'11"E
22	along south right-of-way line, 280.84 feet to a point on the southerly extension of the
23	southeasterly line of Lot 6, said Chenal Heights Addition; thence N30°50'33"E along
24	said southeasterly line, 863.26 feet to the northeast corner of said Lot 6; thence
25	S43°52'20"E, 850.0 feet; thence S21°16'33"W, 550.0 feet; thence S65°12'07"W,
26	1,761.67 feet to a point on the said east right-of-way line of Chenal Valley Drive;
27	thence northerly along said east right-of-way the following: (1) northerly along the
28	arc of a 1,115.92-foot radius curve to the right, a chord bearing and distance of
29	N08°42'03"W, 494.56 feet; (2) N04°08'23"E, 412.10 feet and (3) northerly along the
30	arc of a 507.46-foot radius curve to the left, a chord bearing and distance of
31	N01°16'53"E, 50.67 feet to the point of beginning, containing 38.2328 acres, more or
32	less.
33	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the

34

Little Rock Planning Commission.

1	SECTION 3. That the change in zoning classification contemplated for Lot 2 Chenal Heights Long-		
2	Form PD-R (Z-6532-C), located at 16400 Chenal Heights Drive, is conditioned upon obtaining a final plan		
3	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
4	SECTION 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
5	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
6	necessary to affect and designate the change provided for in Section 1 hereof.		
7	SECTION 5. That this ordinance shall not take effect and be in full force until the final approval of		
8	the plan.		
9	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
10	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
11	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
12	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
13	ordinance.		
14	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
15	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
16	PASSED: December 1, 2015		
17	ATTEST:	APPROVED:	
18			
19			
20	Susan Langley, City Clerk	Mark Stodola, Mayor	
21	APPROVED AS TO LEGAL FORM:		
22			
23 24	Thomas M. Carpenter, City Attorney		
25	//		
26	//		
27	//		
28	//		
29	//		
30	//		
31	//		
32	//		
33	//		
34			