1	ORDINANCE NO.	
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED	
5	RENAISSANCE POINTE THE RANCH REVISED LONG-FORM PD-R,	
6	LOCATED AT CHENONCEAU BOULEVARD AND AYLA DRIVE (Z-	
7	4343-JJ), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL	
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR	
9	OTHER PURPOSES.	
10		
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,	
12	ARKANSAS.	
13	Section 1. That the zoning classification of the following described property be changed from Revised	
14	PD-R, Planned Development - Residential, to Revised PD-R, Planned Development - Residential:	
15	Z-4343-JJ: Part of the NE ¼ of Section 14, T-2-N, R-14-W, Little Rock, Pulaski	
16	County, Arkansas, more particularly described as follows: Beginning at the	
17	northwest corner of Tract G-R, the Ranch, an addition to the City of Little Rock,	
18	Arkansas; Thence N02°58'18"E along the west line of the E ½, said Section 14, 339.81	
19	feet to the southwest corner of the N 3/4 NW 1/4 NE 1/4, said Section 14; thence	
20	S87°35'41''E along the south line of said N $^3\!\!4$ NW $^1\!\!4$ NE $^1\!\!4$ and the south line of the N	
21	³ ⁄4 W ¹ ⁄4 NE ¹ ⁄4 NE ¹ ⁄4, said Section 14, 1656.52 feet; thence S03°37'03"E, 186.11 feet;	
22	thence S19°46'32"E, 361.78 feet to a point on the north line of Tract S, said the Ranch;	
23	thence southwesterly along the north line of said Tract S the following: (1)	
24	S60°59'42"W, 222.33 feet; (2) S67°55'31"W, 216.27 feet (3) S49°37'25"W, 122.49 feet	
25	and (4) S76°22'09"W, 93.53 feet to the western most corner of said Tract S; thence	
26	N35°15'15"W, 201.20 feet; thence N11°39'52"W 154.44 feet to a point on the east	
27	right-of-way line of Chenonceau Boulevard; thence northwesterly along said east	
28	right-of-way line being the arc of a 542.96-foot radius curve to the right, a chord	
29	bearing and distance of N50°55'15"E, 43.31 feet; thence N36°35'14"W, 60.00 feet to	
30	the northeast corner of said Tract G-R, the Ranch; thence N31°09'12"W along the	
31	north line of Tract G-R, the Ranch 131.40 feet; thence N87°32'42''W continuing along	
32	said north line, 1011.20 feet to the point of beginning, containing 18.9486 acres, more	
33	or less.	

2	Rock Planning Commission.		
3	Section 3. That the change in zoning classification contemplated for Renaissance Pointe the Ranch		
4	Revised Long-Form PD-R, located at Chenonceau Boulevard and Ayla Drive (Z-4343-JJ), is conditioned		
5	upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)		
6	of the Code of Ordinances.		
7	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
8	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
9	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary		
10	to affect and designate the change provided for in Section 1 hereof.		
11	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
13	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
14	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
15	ordinance.		
16	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
17	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
18	PASSED: April 18, 2017		
19	ATTEST:	APPROVED:	
20			
21 22	Susan Langley, City Clerk	Mark Stodola, Mayor	
22	APPROVED AS TO LEGAL FORM:	Mark Stouoia, Mayor	
23 24	AFFROVED AS TO LEGAL FORM:		
24 25			
23 26	Thomas M. Carpenter, City Attorney		
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Section 2. That the preliminary site development plan/plat be approved as recommended by the Little

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