| 1 | ORDINANCE NO. |
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| 2 | |
| 3 | AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT |
| 4 | AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED LOT |
| 5 | 2 CHENAL HEIGHTS LONG-FORM PD-R (Z-6532-G), LOCATED EAST |
| 6 | OF CHENAL PARKWAY AND SOUTH OF CHENAL HEIGHTS DRIVE, |
| 7 | LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING |
| 8 | MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER |
| 9 | 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 |
| 14 | Revised PD-R, Planned Development – Residential, to Revised PD-R: |
| 15 | |
| 16 | Part of the S ¹ / ₂ of Section 25 and Part of the NE ¹ / ₄ of Section 36, |
| 17 | T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas, more particularly described |
| 18 | as follows: Beginning at the southwest corner of Lot 1, Chenal Heights Addition to |
| 19 | the City of Little Rock, Arkansas, said corner lying on the east right-of-way line of |
| 20 | Chenal Valley Drive; thence S57°13'00"E along the south line of said Lot 1, 277.39 |
| 21 | feet; thence N32°47'00"E continuing along said south line, 583.67 feet to a point on |
| 22 | the south right-of-way line of Chenal Heights Circle; thence S57°12'11"E along south |
| 23 | right-of-way line, 280.84 feet to a point on the southerly extension of the southeasterly |
| 24 25 | line of Lot 6, said Chenal Heights Addition; thence N30°50'33"E along said |
| 25 26 | southeasterly line, 863.26 feet to the northeast corner of said Lot 6; thence |
| 26 27 | S43°52'20"E, 850.0 feet; thence S21°16'33"W, 550.0 feet; thence S65°12'07"W, |
| 27 28 | 1761.67 feet to a point on the said east right-of-way line of Chenal Valley Drive; thence |
| 28 29 | northerly along said east right-of-way the following: (1) northerly along the arc of a 1115.92 foot radius curve to the right, a chord bearing and distance of N08°42'03"W, |
| 29 30 | 494.56 feet; (2) N04°08'23"E, 412.10 feet and (3) northerly along the arc of a 507.46 |
| 31 | foot radius curve to the left, a chord bearing and distance of N01°16'53''E, 50.67 feet |
| 32 | to the point of beginning, containing 38.2328 acres, more or less. |
| 52 | to the point of beginning, containing conzozo ucres, more of ress. |

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