

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 **TRACT 75 CHENAL VALLEY LONG-FORM PD-R, LOCATED ON THE**
6 **NORTHWEST CORNER OF CHAMPAGOLLE DRIVE AND RAHLING**
7 **ROAD (Z-5936-O), LITTLE ROCK, ARKANSAS, AMENDING THE**
8 **OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,**
9 **ARKANSAS; AND FOR OTHER PURPOSES.**

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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 POD,
14 Planned Office Development, Expired, to PD-R, Planned Development - Residential:

15 **Z-5936-O: CHENAL VALLEY- TRACT 75 (UNRECORDED) - PART OF THE**
16 **S1/2 OF SECTION 35 AND PART OF THE S1/2 OF SECTION 36, T-2-N, R-14-W,**
17 **CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE**
18 **PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE**
19 **NORTHEAST CORNER OF TRACT 74, CHENAL VALLEY, AN ADDITION TO**
20 **THE CITY OF LITTLE ROCK, ARKANSAS; THENCE N30°50'42"E, 60.00 FEET**
21 **TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHAMPAGNOLLE**
22 **DRIVE AND THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID**
23 **NORTH RIGHT-OF-WAY LINE THE FOLLOWING: (1) WESTERLY ALONG**
24 **THE ARC OF A 602.96-FOOT RADIUS CURVE TO THE LEFT, A CHORD**
25 **BEARING AND DISTANCE OF N71°02'16"W, 248.31 FEET; (2) N82°55'13"W,**
26 **267.08 FEET AND (3) WESTERLY ALONG THE ARC OF A 542.96-FOOT**
27 **RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF**
28 **N77°39'43"W, 99.51 FEET; THENCE N34°57'12"E, 90.00 FEET; THENCE**
29 **N65°17'47"E, 589.47 FEET; THENCE S62°20'54"E, 124.22 FEET; THENCE**
30 **S35°48'28"E, 36.87 FEET; THENCE S43°35'24"E, 214.60 FEET; THENCE**
31 **S49°15'48"E, 99.79 FEET; THENCE S55°18'04"E, 277.56 FEET; THENCE**
32 **S51°29'09"E, 49.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE**
33 **OF RAHLING ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-**

1 WAY LINE BEING THE ARC OF A 1497.39-FOOT RADIUS CURVE TO THE
2 LEFT, A CHORD BEARING AND DISTANCE OF S00°17'21"W, 106.36 FEET;
3 THENCE SOUTHERLY CONTINUING ALONG SAID WEST RIGHT-OF-WAY
4 LINE BEING THE ARC OF A 37.00-FOOT RADIUS CURVE TO THE RIGHT, A
5 CHORD BEARING AND DISTANCE OF S45°28'37"W, 54.82 FEET TO A POINT
6 ON THE SAID NORTH RIGHT-OF-WAY LINE OF CHAMPAGNOLLE DRIVE;
7 THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE
8 FOLLOWING: (1) N86°43'18"W, 154.72 FEET: (2) WESTERLY ALONG THE
9 ARC OF A 542.96-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING
10 AND DISTANCE OF N72°56'18"W, 258.72 FEET AND (3) N59°09'18"W, 198.52
11 FEET TO THE POINT OF BEGINNING, CONTAINING
12 7.9056 ACRES, MORE OR LESS.
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14 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
15 Planning Commission.

16 **Section 3.** That the change in zoning classification contemplated for Tract 75 Chenal Valley Long-
17 Form PD-R, located on the northwest corner of Champagnolle Drive and Rahling Road (Z-5936-O), is
18 conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII,
19 Section 36-454 (e) of the Code of Ordinances.

20 **Section 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
21 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
22 to affect and designate the change provided for in Section 1 hereof.

23 **Section 5.** That this ordinance shall not take effect and be in full force until the final approval of the
24 plan.

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

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

32 **PASSED: May 16, 2017**
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1 **ATTEST:**

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Susan Langley, City Clerk

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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APPROVED:

Mark Stodola, Mayor