1	ORDINANCE NO.
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3	AN ORDINANCE TO AMEND SECTION 1 OF LITTLE ROCK, ARK.,
4	ORDINANCE NO. 21,224 (MAY 3, 2016) TO CORRECT THE PROPERTY
5	DESCRIPTION FOR THE VILLAS AT CHENAL REVISED LONG-FORM
6	PD-R, LOCATED ON CHENAL VALLEY DRIVE AT LAMARCHE DRIVE
7	(Z-6532-H); TO DECLARE AN EMERGENCY; AND FOR OTHER
8	PURPOSES.
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10	WHEREAS, the Board of Directors passed Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016) to
11	permit a Revised Long-Form PD-R for The Villas at Chenal, but the ordinance inadvertently included an
12	erroneous property description; and,
13	WHEREAS, the parties are about to change their situations in this matter and to close on the financing
14	for this project, but cannot do so until this property description is corrected; and,
15	WHEREAS, the notices, descriptions in the record before the Planning Commission, and all other
16	matters correctly and clearly identified the property that is the subject of this zoning revision, so that the
17	correction of the property description is merely an administrative matter;
18	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
19	OF LITTLE ROCK, ARKANSAS:
20	Section 1. Section 1 of Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016) is hereby amended to
21	read as follows:
22	Section 1. That the zoning classification of the following described property be changed from
23	R-2, Single-Family District, to PD-R, Planned Development – Residential:
24	Z-6532-H: Part of the SW1/4, Section 25, T-2-N, R-14-W, Little Rock, Pulaski
25	County, Arkansas, more particularly described as: Commencing at the southeast
26	corner of Tract 7A, Chenal Valley, an addition to the City of Little Rock, Arkansas;
27	thence N74°35'01''E, 60.02 feet to a point on the east right-of-way line of Chenal
28	Valley Drive; thence northerly along said east right-of-way line, being the arc of a
29	1115.92-foot radius curve to the right, a chord bearing and distance of N04°51'03''W,
30	347.39 feet; thence N04°08'32''E and continuing along said east right-of-way line,
31	412.06 feet; thence northwesterly and continuing along said east right-of-way line,
32	being the arc of a 507.46-foot radius curve to the left, a chord bearing and distance of
33	N39°44'39''W, 703.58 feet; thence N83°37'35''W and along the north right-of-way

1 line of Chenal Valley Drive, 317.79 feet to the point of beginning; thence continuing 2 along said north right-of-way line N83°37'35"W, 37.76 feet; thence westerly along 3 said right-of-way line, being the arc of a 1402.40-foot radius curve to the right, a chord bearing and distance of N72°40'49''W, 532.79 feet; thence continue along said right-4 5 of-way line N61°43'45"W, 111.89 feet; thence northwesterly, being the arc of a 25.00foot radius curve to the right, a chord bearing and distance of N24°38'09"W, 29.95 6 7 feet to a point on the east right-of-way line of LaMarche Drive; thence northerly along 8 said east right-of-way line, being the arc of a 507.46-foot radius curve to the left, a 9 chord bearing and distance of N00°17'50"E, 194.27 feet; thence continuing along said east right-of-way line N10°44'20"W, 224.10 feet; thence continuing along said east 10 right-of-way line northwesterly, along the arc of a 542.96-foot radius curve to the left, 11 a chord bearing and distance of N18°33'34"W, 179.26 feet; thence N79°27'31"E, 12 13 188.18 feet; thence S68°13'10"E, 738.32 feet; thence S51°08'57"W, 140.21 feet; thence 14 S00°44'16''W, 499.97 feet to the point of beginning, containing 10.8000 acres, more 15 or less.

16 Section 2. Severability. In the event any title, subtitle, section, subsection, subdivision, paragraph, 17 subparagraph, item, sentence, clause, phrase, or work of this ordinance is declared or adjudged to be invalid 18 or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance 19 which shall remain in full force and effect as if the portion so declared or adjudged invalid or 20 unconstitutional was not originally a part of this ordinance.

Section 3. *Repealer*. All 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 including, but not limited to, Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016).

24 **Section 5.** *Emergency Clause.* The ability to accurately note changings in the zoning map for the City 25 of Little Rock, Arkansas, and to permit approved projects to move forward with financing and construction 26 is essential to the public health, safety, and welfare, particularly where, as here, parties have materially 27 changed their positions in reliance upon approved changes to the zoning map; therefore, an emergency, 28 therefore, is declared to exist and this ordinance shall be in full force and effect from and after the date of 29 its passage. 30 **PASSED:** June 28, 2016 31 **ATTEST: APPROVED:** 32

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- 34 Susan Langley, City Clerk

Mark Stodola, Mayor

	Thomas M. Carpenter, City Attorney
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