
#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED VILLAGE AT THE GATEWAY LONG-FORM PRD, LOCATED WEST OF THE EXISTING VILLAGE AT THE GATEWAY PHASE II, FOUR (4) BLOCKS WEST OF VIMY RIDGE ROAD (Z-9407), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.


BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from R-2, Single-Family District, to PRD, Planned Residential Development:

Z-9407: Part of the NE $1 / 4$ of the NE $1 / 4$ and part of the SE $1 / 4$ of the $\operatorname{SE} 1 / 4$ of Section 17, T-1-S, R-13-W, Pulaski County Arkansas, being more particularly described as follows: Beginning at the northwest corner of said NE $1 / 4$ of the NE $1 / 4$ of Section 17; thence South $88^{\circ} \mathbf{2 5}^{\prime} 36^{\prime \prime}$ East along the north line of said NE $1 / 4$ of the $N E 1 / 4$, a distance of $\mathbf{4 6 9 . 1 4}$ feet; thence South $01^{\circ} 24^{\prime} 41^{\prime \prime}$ West, a distance of 174.83 feet; thence South $\mathbf{8 8}^{\circ} \mathbf{3 5} \mathbf{\prime}^{\prime} 19^{\prime \prime}$ East, a distance of $\mathbf{1 5 . 8 7}$ feet to the northwest corner of the Village at the Gateway, Phase II; thence South $02^{\circ} 53^{\prime} 19$ " West along the west line of said Village at the Gateway, Phase II, a distance of 863.88 feet; thence North $67^{\circ} 05^{\prime} 02^{\prime \prime}$ West along the west line of said Village at the Gateway, Phase II, a distance of 15.18 feet; thence South $\mathbf{2 2}^{\circ} \mathbf{5 4}^{\prime} \mathbf{1 3}{ }^{\prime \prime}$ West along the west line of said Village at the Gateway, Phase II, a distance of 175.01 feet; thence North $67^{\circ} 05{ }^{\prime} 54$ " West, a distance of $\mathbf{2 5 2} .69$ feet; thence North $86^{\circ} \mathbf{4 3} \mathbf{3}^{\prime} \mathbf{4 6}$ West, a distance of 183.50 feet to a point on the west line of the SE $1 / 4$ of the NE $1 / 4$; thence North $02^{\circ} 34^{\prime} 02^{\prime \prime}$ East along said west line, a distance of 439.52 feet to the SE corner of the NE $1 / 4$ of the $N E 1 / 4$; thence North $03^{\circ} 35^{\prime} 52^{\prime \prime}$ East along the west line of said NE $1 / 4$ of the NE $1 / 4$, a distance of 659.55 feet to the Point of Beginning containing 12.70 acres, more or less.
Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Village at the Gateway LongForm PRD, located west of the existing Village at the Gateway Phase II, four (4) blocks west of Vimy Ridge Road (Z-9407), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

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

Section 7. Repealer. All laws, 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.

PASSED: June 4, 2019

ATTEST:

## Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM:

## APPROVED:

Frank Scott, Jr., Mayor

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Thomas M. Carpenter, City Attorney
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