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	PARKLAND HEIGHTS REVISED LONG-FORM PD-R, LOCATED AT 1		
6	AYLA DRIVE (Z-4343-HH), LITTLE ROCK, ARKANSAS, AMENDING		
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
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10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
11	ARKANSAS.		
12	SECTION 1. That the zoning classification of the following described property be changed from		
13	Revised PD-R, Planned Development – Residential, to Revised PD-R, Planned Development - Residential		
14	Z-4343-HH: Part of the NE ¼ of Section 14, T-2-N, R-14-W, Little Rock, Pulaski		
15	County, Arkansas, more particularly described as follows: Beginning at the		
16	northwest corner of Tract G-R, the Ranch, an addition to the City of Little Rock,		
17	Arkansas; Thence N02°58'18"'E along the west line of the E1/2, said Section 14, 339.81		
18	feet to the southwest corner of the N3/4 NW 1/4 NE 1/4, said Section 14; thence		
19	S87°35'41"E along the south line of said N3/4 NW $^{1}\!\!/4$ NE $^{1}\!\!/4$ and the south line of the		
20	N3/4 W 1 /4 NE 1 /4, said Section 14, 1656.52 feet; thence S03°37'03"E, 186.11 feet;		
21	thence S19°46'32"E, 361.78 feet to a point on the north line of Tract S, said the Ranch;		
22	thence southwesterly along the north line of said Tract S the following:		
23	(1) S60°59'42"W, 222.33 feet; (2) S67°55'31"W, 216.27 feet (3) S49°37'25"W, 122.49		
24	feet and (4) S76°22'09"W, 93.53 feet to the western most corner of said Tract S; thence		
25	N35°15'15"W, 201.20 feet; thence N11°39'52"W 154.44 feet to a point on the east		
26	right-of-way line of Chenonceau Boulevard; thence northwesterly along said east		
27	right-of-way line being the arc of a 542.96 foot radius curve to the right, a chord		
28	bearing and distance of N50°55'15"E, 43.31 feet; thence N36°35'14"W, 60.00 feet to		
29	the northeast corner of said Tract G-R, the Ranch; thence N31°09'12"W along the		
30	north line of Tract G-R, the Ranch 131.40 feet; thence N87°32'42"W continuing along		
31	said north line, 1011.20 feet to the point of beginning, containing 18.9486 acres, more		

SECTION 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

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or less.

1	SECTION 3. That the change in zoning classification contemplated for Parkland Heights Revised		
2	Long-Form PD-R, located at 1 Ayla Drive (Z-4343-HH), is conditioned upon obtaining final plan approval		
3	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
4	SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
5	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
6	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
7	necessary to affect and designate the change provided for in Section 1 hereof.		
8	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
9	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
10	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
12	ordinance.		
13	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
14	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
15	PASSED: July 12, 2016		
16	ATTEST:	APPROVED:	
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18 19		Mark Stodola, Mayor	
20		Wark Stoubia, Wayor	
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