1	ORDINANCE NO.
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT,
5	TITLED THE VISTA REVISED PRD, LOCATED AT THE SOUTHWEST
6	CORNER OF RAHLING ROAD AND CHAMPAGNOLLE DRIVE
7	(Z-4807-U), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
9	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 PRD,
14	Planned Residential Development, to Revised PRD, Planned Residential Development:
15	Z-4807-D : DESCRIBED AS PART OF THE SE1/4 OF SECTION 35 AND PART
16	OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 14 WEST,
17	LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY
18	DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF
19	TRACT 15, UNIT 1, INDEPENDENCE FARMS, PULASKI COUNTY,
20	ARKANSAS, SAID CORNER LYING ON THE EAST LINE OF THE WEST 990
21	FEET OF THE SE1/4 SE1/4 SAID SECTION 35; THENCE NORTH 01 DEGREE
22	18 MINUTES 54 SECONDS EAST ALONG SAID EAST LINE, 221.67 FEET TO
23	THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 18 MINUTES 54
24	MINUTES EAST ALONG SAID EAST LINE 321.91 FEET TO THE NORTHEAST
25	CORNER OF THE SAID WEST 990 FEET OF THE SE1/4 SE1/4; THENCE
26	NORTH 14 DEGREES 17 MINUTES 46 SECONDS EAST 160.40 FEET TO THE
27	SOUTHEAST CORNER OF TRACT 74, CHENAL VALLEY, AN ADDITION TO
28	THE CITY OF LITTLE ROCK, ARKANSAS; THENCE NORTH 14 DEGREES 28
29	MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 74,
30	192.16 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER
31	LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CHAMPAGNOLLE DRIVE;
32	THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE
33	FOLLOWING: 1)SOUTH 59 DEGREES 09 MINUTES 18 SECONDS EAST, 198.52

1 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A 602.96-FOOT RADIUS 2 CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF SOUTH 72 3 DEGREES 56 MINUTES 18 SECONDS EAST, 287.31 FEET; 3) SOUTH 86 4 DEGREES 43 MINUTES 18 SECONDS EAST, 184.04 FEET; AND 4) 5 SOUTHEASTERLY ALONG THE ARC OF A 37.00-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 6 7 05 MINUTES 12 SECONDS EAST, 47.20 FEET TO A POINT ON THE WEST 8 RIGHT-OF-WAY LINE OF RAHLING ROAD; THENCE SOUTHERLY ALONG 9 SAID FUTURE RIGHT-OF-WAY LINE THE FOLLOWING: 1) SOUTHERLY 10 ALONG THE ARC OF A 1,487,39-FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 14 MINUTES 52 11 12 SECONDS EAST, 145.13 FEET: 2) SOUTH 13 DEGREES 02 MINUTES 39 13 SECONDS EAST, 450.39 FEET AND 3) SOUTHERLY ALONG THE ARC OF A 14 545.00-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 21 MINUTES 45 SECONDS EAST, 145.70 15 16 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 48 SECONDS WEST, 292.65 17 FEET TO THE NORTHEAST CORNER OF TRACT 13, SAID UNIT 1, 18 INDEPENDENCE FARMS; THENCE NORTH 86 DEGREES 55 MINUTES 26 19 SECONDS WEST ALONG THE NORTH LINE OF TRACTS 13 AND 14, SAID 20 UNIT 386.45 FEET; THENCE NORTH 43 DEGREES 41 MINUTES 08 SECONDS 21 WEST, 323.44 FEET TO THE POINT OF BEGINNING.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.

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- **Section 3.** That the change in zoning classification contemplated for The Vista Revised PCD, located at the southwest corner of Rahling Road and Champagnolle Drive (Z-4807-U), 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

•	invalid or unconstitutional was not originally a part of			
Section 7. <i>Repealer</i> . All laws, ordinances, resolutions, or parts of the same that are inconsistent we the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
			PASSED: July 19, 2022	
			ATTEST:	APPROVED:
Susan Langley, City Clerk	Frank Scott, Jr., Mayor			
APPROVED AS TO LEGAL FORM:	Trank Scott, 91., May 01			
ATTROVED AS TO LEGAL FORM.				
Thomas M. Carpenter, City Attorney	-			
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