

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 ¼ NE ¼, said Section 14; thence**  
19 **S87°35’41”E along the south line of said N3/4 NW ¼ NE ¼ and the south line of the**  
20 **N3/4 W ¼ NE ¼ NE ¼, 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**  
32 **or less.**

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

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 5, 2016**

16 **ATTEST:**

**APPROVED:**

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18 \_\_\_\_\_  
19 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

20 **APPROVED AS TO LEGAL FORM:**

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23 **Thomas M. Carpenter, City Attorney**

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