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	VILLAGE AT THE GATEWAY PHASE 8 PRD, LOCATED AT THE WEST
6	END OF BIG ROCK AVENUE, SOUTH OF ALEXANDER ROAD (Z-9407-
7	A), LITTLE ROCK ARKANSAS, AMENDING THE OFFICIAL ZONING
8	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9	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 R-2,
14	Single-Family District, to PRD, Planned Residential District:
15	<u>Z-9407-A</u> : DESCRIBED AS PART OF THE WEST ½ OF THE NORTHEAST ¼ OF
16	SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY,
17	ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
18	BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF
19	THE NORTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 88°27'54" EAST,
20	A DISTANCE OF 165.00 FEET; THENCE NORTH 01°51'06" EAST, A DISTANCE
21	OF 717.72' FEET; THENCE SOUTH 88°08"55" EAST, A DISTANCE OF
22	1186.24'FEET; THENCE SOUTH 02°34'26" WEST, A DISTANCE OF 52.04 FEET;
23	THENCE SOUTH 03°35'52" WEST, A DISTANCE OF 659.55 FEET TO THE
24	NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼;
25	THENCE SOUTH 02°32'19" WEST ALONG THE EAST LINE OF SAID
26	SOUTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 765.04 FEET'
27	THENCE NORTH 88°11'10" WEST, A DISTANCE OF 1320.78 FEET'; THENCE
28	NORTH 01°48'50" EAST A DISTANCE OF 758.50 FEET TO THE POINT OF
29	BEGINNING CONTAINING 42.51 ACRES, MORE OR LESS.
30	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
31	Planning Commission.
32	Section 3. That the change in zoning classification contemplated for Village at the Gateway Phase 8
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33 PRD, located at the west end of Big Rock Avenue, south of Alexander Road (Z-9407-A), is conditioned

2	of the Code of Ordinances.
3	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
4	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
5	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
6	to affect and designate the change provided for in Section 1 hereof.
7	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
8	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
9	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
10	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
11	ordinance.
12	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
13	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
14	PASSED: August 17, 2021
15	ATTEST: APPROVED:
16	
17 18	Susan Langley, City Clerk Frank Scott, Jr., Mayor
	APPROVED AS TO LEGAL FORM:
19 20	AFFROVED AS TO LEGAL FORM:
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22	Thomas M. Carpenter, City Attorney
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upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)

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