ORDINANCE NO.

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
ROSEMARY VILLAS AT CHENAL PRD, LOCATED AT THE
NORTHWESTERN CORNER OF RAHLING ROAD AND KANIS ROAD
(Z-9585), IN THE CITY OF LITTLE ROCK, ARKANSAS, AMENDING
THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

10

1

2

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 District:

15 **Z-9585:** A part of the Southeast Quarter of the Southeast Quarter of Section 35 and a part 16 of the Southwest Quarter of the Southeast Quarter of Section 35 and a part of the Southwest 17 Quarter of the Southwest Quarter of Section 36, all lying in Township 2 North, Range 14 18 West, Pulaski County, Arkansas, and being more fully described as follows: commencing 19 at a Found Axle, marking the Southeast Corner of the Southeast Quarter of the Southeast 20 Quarter of Section 35 and run thence North 01 deg. 35 min. 44 sec. East along the east line 21 thereof for a distance of 205.18 feet to a point on the north right-of-way line of Kanis Road; 22 thence North 88 deg. 01 min. 19 sec. West along said north right-of-way line for a distance 23 of 107.89 feet; thence North 87 deg. 40 min. 59 sec. West along said north right-of-way 24 line for a distance of 215.43 feet to the Southwest Corner of Tract 15, Independence Farms 25 Subdivision, Unit 1, also being the Point of Beginning of the land herein described; thence 26 North 01 deg. 07 min. 05 sec. East along the west line of said Tract 15 for a distance of 27 318.90 feet; thence South 87 deg. 27 min. 22 sec. East for a distance of 215.45 feet, to a 28 point on the east line of said Tract 15; thence South 01 deg. 07 min. 05 sec. West along 29 said east line of Tract 15 for a distance of 34.63 feet; thence South 88 deg. 52 min. 55 sec. 30 East for a distance of 145.46 feet; thence North 01 deg. 07 min. 05 sec. East for a distance 31 of 164.92 feet; thence South 84 deg. 15 min. 27 sec. East for a distance of 92.34 feet; thence 32 North 05 deg. 44 min. 33 sec. East for a distance of 2.00 feet to the Point of Curvature of 33 a non-tangent curve to the left that has a delta angle of 11 deg. 06 min. 57 sec., a radius of

1	255.00 feet, a chord bearing and distance of North 87 deg. 57 min. 16 sec. East for 49.40
2	feet; thence 49.47 feet along said curve to the left to the Point of Curvature of a curve to
3	the right that has a delta angle of 13 deg. 20 min. 46 sec., a radius of 190.00 feet, a chord
4	bearing and distance of North 89 deg. 04 min. 10 sec. East for 44.16 feet; thence 44.26 feet
5	along said curve to the right; thence South 84 deg. 15 min. 27 sec. East for a distance of
6	82.77 feet to the Point of Curvature of a curve to the right that has a delta angle of 09 deg.
7	41 min. 40 sec., a radius of 582.52 feet, a chord bearing and distance of South 79 deg. 13
8	min. 03 sec. East for 98.44 feet; thence 98.56 feet along said curve to the right; thence
9	South 74 deg. 22 min. 13 sec. East for a distance of 155.55 feet to a point on the west right-
10	of-way Way line of Rahling Road; thence North15 deg. 49 min. 18 sec. East along said
11	west right-of-way line for a distance of 46.65 feet to the Point of Curvature of a curve to
12	the left that has a delta angle of 14 deg. 02 min. 07 sec., a radius of 545.00 feet, a chord
13	bearing and distance of North 08 deg. 48 min. 16 sec. East for 133.17 feet; thence 133.50
14	feet along said west right-of-way line; thence North 83 deg. 10 min. 44 sec. West for a
15	distance of 292.65 feet thence North 87 deg. 27 min. 22 sec. West for a distance of 386.45
16	feet; thence North 44 deg. 13 min. 06 sec. West for a distance of 323.44 feet to a point on
17	the east line of the West 990 feet of the Southeast Quarter of the Southeast Quarter of
18	Section 35; thence North 00 deg. 46 min. 58 sec. East along said east line for a distance of
19	321.91 feet to a point on the north line of said Southeast Quarter of the Southeast Quarter
20	of Section 35; thence North 88 deg. 41 min. 06 sec. West along the north line of said
21	Southeast Quarter the Southeast Quarter of Section 35 for a distance of 1031.13 feet, to the
22	Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35;
23	thence North 88 deg. 41 min. 06 sec. West along said north line for a distance of 438.85
24	feet; thence South 26 deg. 46 min. 22sec. East for a distance of 112.22 feet to a Found Bolt
25	on the north line of Tract 17, Independence Farms, Unit No. 1; thence South 00 deg. 11
26	min. 59 sec. East for a distance of 581.98 feet to a Found Rebar with Cap on the north
27	right-of-way line of Kanis Road; thence South 66 deg. 05 min. 54 sec. East along said north
28	right-of-way line for a distance of 67.74 feet to a Point of Curvature of a curve to the right
29	that has a delta angle of 03 deg. 38 min. 12 sec., a radius of 1597.99 feet; a chord bearing
30	and distance of South 64 deg. 16 min. 48 sec. East for 101.41 feet; thence 101.43 feet along
31	said north right-of-way line to the Point of Tangency of said curve to the right; thence
32	South 62 deg. 29 min. 56 sec. East along said North right-of-way line for a distance of
33	251.99 feet; thence South 63 deg. 02 min. 39 sec. East along said north right-of-way line
34	for a distance of 35.25 feet; thence South 64 deg. 06 min. 26 sec. East along said north

1	right-of-way line for a distance of 360.21 feet to the Point of Curvature of a curve to the
2	left that has a delta angle of 21 deg. 46 min. 12 sec., a radius of 1336.03 feet, a chord
3	bearing and distance of South 74 deg. 59 min. 32 sec. East for 504.59 feet; thence an arc
4	distance of 507.63 feet along said north right-of-way line to the Point of Tangency of said
5	curve to the left; thence South 88 deg. 19 min. 18 sec. East along said north right-of-way
6	line for a distance of 178.27 feet to the Point of Beginning, containing 1,596,455.58 square-
7	feet or 36.65 acres, more or less.
8	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
9	Planning Commission.
10	Section 3. That the change in zoning classification contemplated for Rosemary Villas at Chenal PRD
11	located at the northwestern corner of Rahling Road and Kanis Road (Z-9585), is conditioned upon obtaining
12	final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
13	Ordinances.
14	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
15	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
16	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
17	to affect and designate the change provided for in Section 1 hereof.
18	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
19	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
20	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
21	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
22	ordinance.
23	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
24	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
25	PASSED: August 3, 2021
26	ATTEST: APPROVED:
27	
28	
29 20	Susan Langley, City Clerk Frank Scott, Jr., Mayor
30	APPROVED AS TO LEGAL FORM:
31	
32 33	Thomas M. Carpenter, City Attorney
34	//
35	//