

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 **NUAGE RESIDENTIAL CONTRACTS SHORT-FORM PD-R, LOCATED**
6 **AT 5817 BIG OAK LANE (Z-5304-A), LITTLE ROCK, ARKANSAS,**
7 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE**
8 **ROCK, 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 C-
13 3, General Commercial District, to PD-R, Planned Development Residential:

14 **Z-5304-A:** **Part of the NW ¼ SW ¼ of Section 30, T-1-N, R-12-W, Pulaski County,**
15 **Arkansas, more particularly described as follows, to wit: Begin 610 feet north of and**
16 **371.4 feet east of the southwest corner of said NW ¼ SW ¼ on the south right-of-way**
17 **line of Big Oak Lane; thence east along said south right-of-way, ninety-five (95) feet;**
18 **thence south, 114 feet; thence west, ninety-five (95) feet parallel to the south line of**
19 **Big Oak Lane; thence north 114 feet to the point of beginning, also known as part of**
20 **Tract 6 Commonwealth Addition to the City of Little Rock, Pulaski County,**
21 **Arkansas.**

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

24 **SECTION 3.** That the change in zoning classification contemplated for Nuage Residential Contracts
25 Short-Form PD-R, located at 5817 Big Oak Lane (Z-5304-A), is conditioned upon obtaining a final plan
26 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

27 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
28 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
29 necessary to affect and designate the change provided for in Section 1 hereof.

30 **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval of
31 the plan.

32 **SECTION 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase,
33 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

4 **SECTION 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent
5 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6 **PASSED: December 1, 2015**

7 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Mark Stodola, Mayor**

11 **APPROVED AS TO LEGAL FORM:**

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

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