ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
RENAISSANCE POINTE THE RANCH REVISED LONG-FORM PD-R,
LOCATED AT CHENONCEAU BOULEVARD AND AYLA DRIVE (Z-
4343-JJ), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
OTHER PURPOSES.

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 Revised
PD-R, Planned Development - Residential, to Revised PD-R, Planned Development - Residential:

_Z-4343-JJ:_ Part of the NE ¼ of Section 14, T-2-N, R-14-W, Little Rock, Pulaski
County, Arkansas, more particularly described as follows: Beginning at the
northwest corner of Tract G-R, the Ranch, an addition to the City of Little Rock,
Arkansas; Thence N02º58'18"E along the west line of the E ½, said Section 14, 339.81
feet to the southwest corner of the N ¾ NW ¼ NE ¼, said Section 14; thence
S87º35'41"E along the south line of said N ¼ NW ¼ NE ¼ and the south line of the N
¼ W ¼ NE ¼ NE ¼, said Section 14, 1656.52 feet; thence S03º37'03"E, 186.11 feet;
thence S19º46'32"E, 361.78 feet to a point on the north line of Tract S, said the Ranch;
thence southwesterly along the north line of said Tract S the following: (1)
S60º59'42"W, 222.33 feet; (2) S67º55'31"W, 216.27 feet (3) S49º37'25"W, 122.49 feet
and (4) S76º22'09"W, 93.53 feet to the western most corner of said Tract S; thence
N35º15'15"W, 201.20 feet; thence N11º39'52"W 154.44 feet to a point on the east
right-of-way line of Chenonceau Boulevard; thence northwesterly along said east
right-of-way line being the arc of a 542.96-foot radius curve to the right, a chord
bearing and distance of N50º55'15"E, 43.31 feet; thence N36º35'14"W, 60.00 feet to
the northeast corner of said Tract G-R, the Ranch; thence N31º09'12"W along the
north line of Tract G-R, the Ranch 131.40 feet; thence N87º32'42"W continuing along
said north line, 1011.20 feet to the point of beginning, containing 18.9486 acres, more
or less.
Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Renaissance Pointe the Ranch
Revised Long-Form PD-R, located at Chenonceau Boulevard and Ayla Drive (Z-4343-JJ), is conditioned
upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (c)
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
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
ordinance.

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

PASSED: April 18, 2017

ATTEST:   APPROVED:

_____________________________________  _______________________________________
Susan Langley, City Clerk               Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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