ORDINANCE NO.

AN ORDINANCE TO AMEND SECTION 1 OF LITTLE ROCK, ARK., ORDINANCE NO. 21,224 (MAY 3, 2016) TO CORRECT THE PROPERTY DESCRIPTION FOR THE VILLAS AT CHENAL REVISED LONG-FORM PD-R, LOCATED ON CHENAL VALLEY DRIVE AT LAMARCHE DRIVE (Z-6532-H); TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Directors passed Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016) to permit a Revised Long-Form PD-R for The Villas at Chenal, but the ordinance inadvertently included an erroneous property description; and,

WHEREAS, the parties are about to change their situations in this matter and to close on the financing for this project, but cannot do so until this property description is corrected; and,

WHEREAS, the notices, descriptions in the record before the Planning Commission, and all other matters correctly and clearly identified the property that is the subject of this zoning revision, so that the correction of the property description is merely an administrative matter;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. Section 1 of Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016) is hereby amended to read as follows:

Section 1. That the zoning classification of the following described property be changed from R-2, Single-Family District, to PD-R, Planned Development – Residential:

Z-6532-H: Part of the SW1/4, Section 25, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas, more particularly described as: Commencing at the southeast corner of Tract 7A, Chenal Valley, an addition to the City of Little Rock, Arkansas; thence N74°35'01"E, 60.02 feet to a point on the east right-of-way line of Chenal Valley Drive; thence northerly along said east right-of-way line, being the arc of a 1115.92-foot radius curve to the right, a chord bearing and distance of N04°51'03"W, 347.39 feet; thence N04°08'32"E and continuing along said east right-of-way line, 412.06 feet; thence northwesterly and continuing along said east right-of-way line, being the arc of a 507.46-foot radius curve to the left, a chord bearing and distance of N39°44'39"W, 703.58 feet; thence N83°37'35"W and along the north right-of-way
line of Chenal Valley Drive, 317.79 feet to the point of beginning; thence continuing
along said north right-of-way line N83°37'35"W, 37.76 feet; thence westerly along
said right-of-way line, being the arc of a 1402.40-foot radius curve to the right, a chord
bearing and distance of N72°40'49"W, 532.79 feet; thence continue along said right-
of-way line N61°43'45"W, 111.89 feet; thence northwesterly, being the arc of a 25.00-
foot radius curve to the right, a chord bearing and distance of N24°38'09"W, 29.95
feet to a point on the east right-of-way line of LaMarche Drive; thence northerly along
said east right-of-way line, being the arc of a 507.46-foot radius curve to the left, a
chord bearing and distance of N00°17'50"E, 194.27 feet; thence continuing along said
east right-of-way line N10°44'20"W, 224.10 feet; thence continuing along said east
right-of-way line northwesterly, along the arc of a 542.96-foot radius curve to the left,
a chord bearing and distance of N18°33'34"W, 179.26 feet; thence N79°27'31"E,
188.18 feet; thence S68°13'10"E, 738.32 feet; thence S51°08'57"W, 140.21 feet; thence
S00°44'16"W, 499.97 feet to the point of beginning, containing 10.8000 acres, more
or less.

Section 2. Severability. In the event any title, subtitle, section, subsection, subdivision, paragraph,
subparagraph, item, sentence, clause, phrase, or work 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 this ordinance.

Section 3. Repealer. All 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 including, but not
limited to, Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016).

Section 5. Emergency Clause. The ability to accurately note changings in the zoning map for the City
of Little Rock, Arkansas, and to permit approved projects to move forward with financing and construction
is essential to the public health, safety, and welfare, particularly where, as here, parties have materially
changed their positions in reliance upon approved changes to the zoning map; therefore, an emergency,
therefore, is declared to exist and this ordinance shall be in full force and effect from and after the date of
its passage.

PASSED: June 28, 2016

ATTEST:_____________________________ APPROVED:_____________________________

Susan Langley, City Clerk                                Mark Stodola, Mayor
APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney