



1 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A 602.96-FOOT RADIUS  
2 CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF SOUTH 72  
3 DEGREES 56 MINUTES 18 SECONDS EAST, 287.31 FEET; 3) SOUTH 86  
4 DEGREES 43 MINUTES 18 SECONDS EAST, 184.04 FEET; AND 4)  
5 SOUTHEASTERLY ALONG THE ARC OF A 37.00-FOOT RADIUS CURVE TO  
6 THE RIGHT, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES  
7 05 MINUTES 12 SECONDS EAST, 47.20 FEET TO A POINT ON THE WEST  
8 RIGHT-OF-WAY LINE OF RAHLING ROAD; THENCE SOUTHERLY ALONG  
9 SAID FUTURE RIGHT-OF-WAY LINE THE FOLLOWING: 1) SOUTHERLY  
10 ALONG THE ARC OF A 1,487.39-FOOT RADIUS CURVE TO THE LEFT, A  
11 CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 14 MINUTES 52  
12 SECONDS EAST, 145.13 FEET; 2) SOUTH 13 DEGREES 02 MINUTES 39  
13 SECONDS EAST, 450.39 FEET AND 3) SOUTHERLY ALONG THE ARC OF A  
14 545.00-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND  
15 DISTANCE OF SOUTH 05 DEGREES 21 MINUTES 45 SECONDS EAST, 145.70  
16 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 48 SECONDS WEST, 292.65  
17 FEET TO THE NORTHEAST CORNER OF TRACT 13, SAID UNIT 1,  
18 INDEPENDENCE FARMS; THENCE NORTH 86 DEGREES 55 MINUTES 26  
19 SECONDS WEST ALONG THE NORTH LINE OF TRACTS 13 AND 14, SAID  
20 UNIT 386.45 FEET; THENCE NORTH 43 DEGREES 41 MINUTES 08 SECONDS  
21 WEST, 323.44 FEET TO THE POINT OF BEGINNING.

22 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock  
23 Planning Commission.

24 **Section 3.** That the change in zoning classification contemplated for The Vista Revised PCD, located  
25 at the southwest corner of Rahling Road and Champagnolle Drive (Z-4807-U), is conditioned upon  
26 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of  
27 the Code of Ordinances.

28 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

29 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
30 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary  
31 to affect and designate the change provided for in Section 1 hereof.

32 **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
33 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
34 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
2 ordinance.

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

5 **PASSED: July 19, 2022**

6 **ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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