ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED ST.
MARGARET'S EPISCOPAL CHURCH LONG-FORM PD-R, LOCATED
AT 20900 CHENAL PARKWAY (Z-5773-B), 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 R-2,
Single-Family District, to PD-R, Planned Development - Residential:

**Z-5773-B:** A TRACT OF LAND LOCATED IN SECTION 23 AND 26, TOWNSHIP
2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
CENTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 14 WEST; THENCE
ALONG NORTH-SOUTH CENTER-LINE OF SAID SECTION 36 SOUTH 00
DEGREES 47 MINUTES 43 SECONDS WEST A DISTANCE OF 1,021.6 FEET TO
A POINT IN THE CENTER-LINE OF CHENAL PARKWAY; THENCE
NORTHWESTERLY ALONG SAID CENTER-LINE BEING THE ARC OF A
2,864.79 FEET RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING
AND DISTANCE OF NORTH 22 DEGREES 53 MINUTES 45 SECONDS WEST A
DISTANCE OF 873.62 FEET TO A POINT; THENCE ALONG SAID CENTER-
LINE NORTH 31 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF
2164.01 FEET TO A POINT; THENCE NORTHWESTERLY AND CONTINUING
ALONG SAID CENTER-LINE BEING THE ARC OF A 5,729.58 FEET RADIUS
CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF
NORTH 26 DEGREES 50 MINUTES 25 SECONDS WEST A DISTANCE OF 964.00
FEET TO A POINT; THENCE ALONG SAID CENTER-LINE NORTH 22
DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 1,424.40 FEET
TO A POINT; THENCE NORTHWESTERLY AND CONTINUING ALONG SAID
CENTER-LINE BEING THE ARC OF A 2,864.79 FEET RADIUS CURVE TO THE
LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 26 MINUTES 56 SECONDS WEST A DISTANCE OF 2370.08 FEET TO A POINT;
THENCE ALONG SAID CENTER-LINE NORTH 70 DEGREES 53 MINUTES 03 SECONDS WEST A DISTANCE OF 595.81 FEET TO A POINT;
THENCE WESTERLY AND NORTHERLY ALONG SAID CENTER-LINE HAVING A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 06 MINUTES 40 SECONDS WEST A DISTANCE OF 1,832.74 FEET TO A POINT;
THENCE ALONG SAID CENTER-LINE NORTH 08 DEGREES 39 MINUTES 43 SECONDS EAST A DISTANCE OF 580.23 FEET TO A POINT; THENCE ALONG SAID CENTER-LINE SOUTH 81 DEGREES 20 MINUTES 17 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHENAL PARKWAY AND TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.60 FEET, WITH A RADIUS OF 2,764.79 FEET, WITH A CHORD BEARING OF NORTH 09 DEGREES 27 MINUTES 41 SECONDS EAST, WITH A CHORD LENGTH OF 47.60 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 80 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTHEASTERLY CONTINUE ALONG SAID RIGHT-OF-WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 221.27 FEET, WITH A RADIUS OF 2,744.79 FEET, WITH A CHORD BEARING OF NORTH 12 DEGREES 15 MINUTES 50 SECONDS EAST, WITH A CHORD LENGTH OF 221.21 FEET TO A POINT AT THE SOUTHERLY RIGHT-OF-WAY LINE OF CHENAL VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 86 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 65.84 FEET TO A POINT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 418.87 FEET, WITH A RADIUS OF 999.93 FEET, WITH A CHORD BEARING OF NORTH 88 DEGREES 21 MINUTES 51 SECONDS EAST, WITH A CHORD LENGTH OF 415.82 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY NORTH 76 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 130.41 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY WITH A
CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.57 FEET, 
WITH A RADIUS OF 909.93 FEET, WITH A CHORD BEARING OF NORTH 79 
DEGREES 35 MINUTES 01 SECONDS EAST, WITH A CHORD LENGTH OF 
102.51 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE FUTURE 
RIGHT-OF-WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT 
WITH AN ARC LENGTH OF 37.45 FEET, WITH A RADIUS OF 25.00 FEET, 
WITH A CHORD BEARING OF SOUTH 55 DEGREES 28 MINUTES 33 
SECONDS EAST, WITH A CHORD LENGTH OF 34.04 FEET TO A POINT; 
THENCE SOUTHEASTERLY ALONG SAID FUTURE RIGHT-OF-WAY SOUTH 
15 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 20.66 FEET 
TO A POINT; THENCE SOUTHEASTERLY ALONG SAID FUTURE RIGHT-OF-WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH 
OF 110.08 FEET, WITH A RADIUS OF 602.96 FEET, WITH A CHORD BEARING 
OF SOUTH 20 DEGREES 19 MINUTES 00 SECONDS EAST, WITH A CHORD 
LENGTH OF 109.93 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG 
SAID FUTURE RIGHT-OF-WAY SOUTH 25 DEGREES 31 MINUTES 54 
SECONDS EAST A DISTANCE OF 112.47 FEET TO A POINT; THENCE 
SOUTHEASTERLY ALONG SAID FUTURE RIGHT-OF-WAY WITH A CURVE 
TURNING TO THE RIGHT WITH AN ARC LENGTH OF 56.44 FEET, WITH A 
RADIUS OF 542.96 FEET, WITH A CHORD BEARING OF SOUTH 22 DEGREES 
48 MINUTES 33 SECONDS EAST, WITH A CHORD LENGTH OF 56.41 FEET TO 
A POINT; THENCE LEAVING SAID FUTURE RIGHT-OW-WAY SOUTH 50 
DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 123.09 FEET TO 
A POINT ON THE NORTHEASTERLY LINE OF LOT 36, BLOCK 73, CHENAL 
VALLEY SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE 
NORTH 21 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 3.07 
FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF BLOCK 73 
SAID CHENAL VALLEY SUBDIVISION SOUTH 50 DEGREES 28 MINUTES 13 
SECONDS WEST A DISTANCE OF 518.70 FEET TO A POINT BEING AN 
ANGLE POINT OF BLOCK 73; THENCE CONTINUE ALONG SAID 
NORTHERLY LINE NORTH 81 DEGREES 25 MINUTES 25 SECONDS WEST A 
DISTANCE OF 481.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY 
OF CHENAL PARKWAY AND BEING NORTHWEST CORNER OF TRACT G; 
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 08 DEGREES 38
MINUTES 57 SECONDS EAST A DISTANCE OF 308.79 FEET TO THE POINT
OF BEGINNING. SAID TRACT BEING 10.746 ACRES (468,112 SQUARE-FEET),
MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTION OF RECORDS, AND RESTRICTION OF RECORDS.

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 St. Margaret’s Episcopal Church Long-Form PD-R, located at 20900 Chenal Parkway (Z-5773-B), 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: July 5, 2017

ATTEST: ____________________________  APPROVED: ____________________________

Susan Langley, City Clerk  Mayor Mark Stodola

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney