ORDINANCE NO. __________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT,
>Title THE VILLAS AT AUTUMN ROAD PRD, LOCATED AT 400-412
AUTUMN ROAD (Z-9695), 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 PRD, Planned Residential Development:

**Z-9695:** DESCRIBED AS A TRACT OF LAND LOCATED IN PART OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 13 WEST BEING MORE PARTICULARITY
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER
SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND RUN
THENCE N87°07'54"W ALONG THE NORTH LINE THEREOF A DISTANCE OF
20.00' TO A FOUND PINCHED TOP PIPE ON THE WEST RIGHT-OF-WAY OF
AUTUMN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE
N87°07'54"W ALONG SAID NORTH LINE A DISTANCE OF 638.61' TO A
FOUND CONCRETE MONUMENT; THENCE LEAVING SAID NORTH LINE
S01°51'32"W A DISTANCE OF 344.45' TO A FOUND CONCRETE MONUMENT;
THENCE S87°09'46"E A DISTANCE OF 632.54' TO A SET REBAR AND CAP ON
THE WEST RIGHT-OF-WAY OF AUTUMN ROAD; THENCE ALONG SAID
RIGHT OF WAY N02°52'06"E A DISTANCE OF 344.05' TO THE POINT OF
BEGINNING CONTAINING 5.02 ACRES, OR 218,780.06 SQUARE-FEET, MORE
OR LESS.

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

Section 3. That the change in zoning classification contemplated for The Villas at Autumn Road PRD,
located at 400-412 Autumn Road (Z-9695), is conditioned upon obtaining final plan approval within the
time specified by Chapter 36, Article VII, Section 36-454 (e) 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: September 20, 2022

ATTEST: 

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Susan Langley, City Clerk

APPROVED: 

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Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney