AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
CALHOUN SHORT-FORM PD-R, LOCATED AT 4208 FAIRVIEW ROAD
(Z-9321), CITY OF 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-9321: Lot 7, Block 23, Hillcrest Addition to the City of Little Rock, Pulaski County,
Arkansas. Subject to a fifteen (15)-foot access easement as follows: beginning at the
northwest corner of said Lot 7; thence south along the west line thereof, fifteen (15)
feet; thence on a line that is parallel with the north line of said Lot 7, forty-one (41)
feet; thence northeasterly 32.6 feet to a point on the north line of said Lot 7; thence
westerly along said north line, seventy (70) feet to the point of beginning.

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 Calhoun Short-Form PD-R,
located at 4208 Fairview Road (Z-9321), 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.

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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ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.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 4, 2018

ATTEST:  

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Susan Langley, City Clerk  Mark Stodola, Mayor  

APPROVED AS TO LEGAL FORM:  

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Thomas M. Carpenter, City Attorney