

1 **ORDINANCE NO.** _____
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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT, TITLED THE**
5 **VISTA PRD, LOCATED ON THE SOUTHWEST CORNER OF RAHLING**
6 **ROAD AND CHAMPAGNOLLE DRIVE (Z-4807-T), LITTLE ROCK,**
7 **ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY**
8 **OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**
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10 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**
11 **ARKANSAS.**

12 **Section 1.** That the zoning classification of the following described property be changed from C-1,
13 Neighborhood Commercial District, and C-2, Shopping Center District, to PRD, Planned Residential
14 District:

15 **Z-4807-T: DESCRIBED AS PART OF THE SE1/4 OF SECTION 35 AND PART**
16 **OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 14 WEST,**
17 **LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY**
18 **DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF**
19 **TRACT 15, UNIT 1, INDEPENDENCE FARMS, PULASKI COUNTY,**
20 **ARKANSAS, SAID CORNER LYING ON THE EAST LINE OF THE WEST 990**
21 **FEET OF THE SE1/4 SE1/4 SAID SECTION 35; THENCE NORTH 01 DEGREE**
22 **18 MINUTES 54 SECONDS EAST ALONG SAID EAST LINE, 221.67 FEET TO**
23 **THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 18 MINUTES 54**
24 **MINUTES EAST ALONG SAID EAST LINE 321.91 FEET TO THE NORTHEAST**
25 **CORNER OF THE SAID WEST 990 FEET OF THE SE1/4 SE1/4; THENCE**
26 **NORTH 14 DEGREES 17 MINUTES 46 SECONDS EAST 160.40 FEET TO THE**
27 **SOUTHEAST CORNER OF TRACT 74, CHENAL VALLEY, AN ADDITION TO**
28 **THE CITY OF LITTLE ROCK, ARKANSAS; THENCE NORTH 14 DEGREES 28**
29 **MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 74,**
30 **192.16 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER**
31 **LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CHAMPAGNOLLE DRIVE;**
32 **THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE**
33 **FOLLOWING: 1) SOUTH 59 DEGREES 09 MINUTES 18 SECONDS EAST, 198.52**
34 **FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A 602.96-FOOT RADIUS**

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

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

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

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

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

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

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

3 **PASSED: January 18, 2022**

4 **ATTEST:**

APPROVED:

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7 **Susan Langley, City Clerk**

_____ **Frank Scott. Jr., Mayor**

8 **APPROVED AS TO LEGAL FORM:**

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11 **Thomas M. Carpenter, City Attorney**

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