

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT AND ESTABLISHING A PLANNED RESIDENTIAL DISTRICT TITLED BELLA ROSA PLACE SUBDIVISION SHORT-FORM PD-R, LOCATED ON THE NORTHEAST CORNER OF TAYLOR LOOP ROAD AND BELLA ROSA DRIVE (Z-9075) LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; 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 to PD-R, Planned Development Residential:

Z-9075 – Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, T-2-N, R-14-W, City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Said Section 24; thence S $01^{\circ}40'04''$ W along the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 252.09 feet to the point of beginning; thence N $89^{\circ}24'22''$ W, a distance of 221.51 feet to the centerline of Bella Rosa Drive; thence S $13^{\circ}37'09''$ W along said centerline a distance of 449.57 feet to the north right of way line of Taylor Loop Road; thence $66^{\circ}29'51''$ E along said north right of way line, a distance of 68.46 feet; thence S $59^{\circ}39'51''$ E along said north right of way line, a distance of 212.50 feet; thence S $55^{\circ}05'51''$ E along said north right of way line a distance of 77.20 feet to the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N $01^{\circ}40'04''$ E along the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 613.69 feet to the point of beginning containing 3.31 acres more or less.

1 **SECTION 2.** That the preliminary site development plan/plat be approved as
2 recommended by the Little Rock Planning Commission.

3
4 **SECTION 3.** That the change in zoning classification contemplated for Bella
5 Rosa Place Subdivision Short-form PD-R, located on the Northeast corner of Taylor Loop
6 Road and Bella Rosa Drive. (Z-9075) is conditioned upon obtaining a final plan approval
7 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
8 Ordinances.

9
10 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of
11 the City of Little Rock, Arkansas, and designated district map be and is hereby amended to the
12 extent and in the respects necessary to affect and designate the change provided for in Section
13 1 hereof.

14
15 **SECTION 5.** That this Ordinance shall not take effect and be in full force until the
16 final approval of the plan.

17
18 **SECTION 6.** *Severability.* In the event any title, section, paragraph, item,
19 sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
20 unconstitutional, such declaration or adjudication shall not affect the remaining portions of the
21 ordinance which shall remain in full force and effect as if the portion so declared or adjudged
22 invalid or unconstitutional was not originally a part of the ordinance.

23
24 **SECTION 7.** *Repealer.* All laws, ordinances, resolutions, or parts of the same
25 that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of
26 such inconsistency.

1 **PASSED:** _____

2

3 **ATTEST:**

APPROVED:

4

5

6 _____

7 **City Clerk**

Mayor

8

9 **APPROVED AS TO FORM:**

10

11

12 _____

13 **City Attorney**

14 //

15 //