

1 **ORDINANCE NO.** _____

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED**
5 **WOODLANDS VALLEY PRD, LOCATED ON THE SOUTH SIDE OF**
6 **COOPER ORBIT ROAD, AT KANIS ROAD (Z-9536), 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 R-2,
13 Single Family Residential District, to PRD, Planned Residential District:

14 **Z-9536: PART OF THE NE1/4 NE1/4, SECTION 7, T-1-N, R-13-W, LITTLE**
15 **ROCK, PULSKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED**
16 **AS FOLLOWS: COMMENCING AT A POINT LOCATED AT THE SOUTHEAST**
17 **CORNER OF THE NE1/4 NE1/4 OF SAID SECTION 7, THENCE N02°18'32"E,**
18 **ALONG THE EAST LINE OF SAID NE1/4 NE1/4, A DISTANCE OF 704.77' TO**
19 **THE POINT OF BEGINNING; THENCE N58°13'21"W-15.14'; THENCE ALONG**
20 **THE ARC OF A 265.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC**
21 **LENGTH OF 62.33' AND CHORD OF N64°57'40"W-62.19'; THENCE ALONG**
22 **THE ARC OF A 25.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC**
23 **LENGTH OF 17.69' AND CHORD OF N51°25'24"W-17.33'; THENCE ALONG**
24 **THE ARC OF A 72.50' RADIUS CURVE TO THE LEFT, HAVING AN ARC**
25 **LENGTH OF 199.80' AND CHORD OF S69°54'20"W-142.31'; THENCE**
26 **N87°06'06"W-584.19'; THENCE N57°42'26"W-605.48' TO A POINT ON THE**
27 **WESTERN LINE OF SAID NE1/4 NE1/4; THENCE N01°49'12"E ALONG SAID**
28 **WESTERN LINE, A DISTANCE OF 330.11' TO THE NORTHWEST CORNER OF**
29 **SAID NE1/4 NE1/4; THENCE S88°07'57"E ALONG THE NORTH LINE OF SAID**
30 **NE1/4 NE1/4, A DISTANCE OF 1327.52' TO THE NORTHEAST CORNER OF**
31 **SAID NE1/4 NE1/4, THENCE S02°18'32"W, ALONG THE EAST LINE OF SAID**
32 **NE1/4 NE1/4, A DISTANCE OF 636.31', BACK TO THE POINT OF BEGINNING.**
33 **CONTAINING 17.363 ACRES, MORE OF LESS.**

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

3 **Section 3.** That the change in zoning classification contemplated for Woodlands Valley PRD, located
4 on the south side of Cooper Orbit Road, at Kanis Road (Z-9536), is conditioned upon obtaining final plan
5 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

17 **PASSED: December 15, 2020**

18 **ATTEST:**

APPROVED:

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21 **Susan Langley, City Clerk**

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

22 **APPROVED AS TO LEGAL FORM:**

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

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