1   ORDINANCE NO.

2

3   **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**

4   **AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED LOT**

5   **2 CHENAL HEIGHTS LONG-FORM PD-R (Z-6532-G), LOCATED EAST**

6   **OF CHENAL PARKWAY AND SOUTH OF CHENAL HEIGHTS DRIVE,**

7   **LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING**

8   **MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER**

9   **PURPOSES.**

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11 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**

12 **ARKANSAS.**

13 **SECTION 1.** That the zoning classification of the following described property be changed from

14 Revised PD-R, Planned Development – Residential, to Revised PD-R:

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16 **Part of the S ½ of Section 25 and Part of the NE ¼ of Section 36,**

17 **T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas, more particularly described**

18 **as follows: Beginning at the southwest corner of Lot 1, Chenal Heights Addition to**

19 **the City of Little Rock, Arkansas, said corner lying on the east right-of-way line of**

20 **Chenal Valley Drive; thence S57°13'00"E along the south line of said Lot 1, 277.39**

21 **feet; thence N32°47'00"E continuing along said south line, 583.67 feet to a point on**

22 **the south right-of-way line of Chenal Heights Circle; thence S57°12'11"E along south**

23 **right-of-way line, 280.84 feet to a point on the southerly extension of the southeasterly**

24 **line of Lot 6, said Chenal Heights Addition; thence N30°50'33"E along said**

25 **southeasterly line, 863.26 feet to the northeast corner of said Lot 6; thence**

26 **S43°52'20"E, 850.0 feet; thence S21°16'33"W, 550.0 feet; thence S65°12'07"W,**

27 **1761.67 feet to a point on the said east right-of-way line of Chenal Valley Drive; thence**

28 **northerly along said east right-of-way the following: (1) northerly along the arc of a**

29 **1115.92 foot radius curve to the right, a chord bearing and distance of N08°42'03"W,**

30 **494.56 feet; (2) N04°08'23"E, 412.10 feet and (3) northerly along the arc of a 507.46**

31 **foot radius curve to the left, a chord bearing and distance of N01°16'53"E, 50.67 feet**

32 **to the point of beginning, containing 38.2328 acres, more or less.**

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

2   Little Rock Planning Commission.

3   **SECTION 3.** That the change in zoning classification contemplated for Lot 2 Chenal Heights Long-

4   Form PD-R (Z-6532-G), located east of Chenal Parkway and South of Chenal Heights Drive, is conditioned

5   upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454

6   (e) of the Code of Ordinances.

7   **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little

8   Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects

9   necessary to affect and designate the change provided for in Section 1 hereof.

10   **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval of

11   the plan.

12   **SECTION 6.** *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase,

13   or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

14   adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

15   effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the

16   ordinance.

17   **SECTION 7.** *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent

18   with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

19   **PASSED: April 7, 2015**

20   **ATTEST:**   **APPROVED:**

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22   _____   _____

23   **Susan Langley, City Clerk**   **Mark Stodola, Mayor**

24   **APPROVED AS TO LEGAL FORM:**

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26   _____

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

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