

1 ORDINANCE NO. \_\_\_\_\_

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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
4 AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED ST.  
5 MARGARET’S EPISCOPAL CHURCH LONG-FORM PD-R, LOCATED  
6 AT 20900 CHENAL PARKWAY (Z-5773-B), LITTLE ROCK, ARKANSAS,  
7 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE  
8 ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

9  
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 District, to PD-R, Planned Development - Residential:

14 Z-5773-B: A TRACT OF LAND LOCATED IN SECTION 23 AND 26, TOWNSHIP  
15 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE  
16 PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE  
17 CENTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 14 WEST; THENCE  
18 ALONG NORTH-SOUTH CENTER-LINE OF SAID SECTION 36 SOUTH 00  
19 DEGREES 47 MINUTES 43 SECONDS WEST A DISTANCE OF 1,021.6 FEET TO  
20 A POINT IN THE CENTER-LINE OF CHENAL PARKWAY; THENCE  
21 NORTHWESTERLY ALONG SAID CENTER-LINE BEING THE ARC OF A  
22 2,864.79 FEET RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING  
23 AND DISTANCE OF NORTH 22 DEGREES 53 MINUTES 45 SECONDS WEST A  
24 DISTANCE OF 873.62 FEET TO A POINT; THENCE ALONG SAID CENTER-  
25 LINE NORTH 31 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF  
26 2164.01 FEET TO A POINT; THENCE NORTHWESTERLY AND CONTINUING  
27 ALONG SAID CENTER-LINE BEING THE ARC OF A 5,729.58 FEET RADIUS  
28 CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF  
29 NORTH 26 DEGREES 50 MINUTES 25 SECONDS WEST A DISTANCE OF 964.00  
30 FEET TO A POINT; THENCE ALONG SAID CENTER-LINE NORTH 22  
31 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 1,424.40 FEET  
32 TO A POINT; THENCE NORTHWESTERLY AND CONTINUING ALONG SAID  
33 CENTER-LINE BEING THE ARC OF A 2,864.79 FEET RADIUS CURVE TO THE

1 LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES  
2 26 MINUTES 56 SECONDS WEST A DISTANCE OF 2370.08 FEET TO A POINT;  
3 THENCE ALONG SAID CENTER-LINE NORTH 70 DEGREES  
4 53 MINUTES 03 SECONDS WEST A DISTANCE OF 595.81 FEET TO A POINT;  
5 THENCE WESTERLY AND NORTHERLY ALONG SAID CENTER-LINE  
6 BEING THE ARC OF A 1,432.39 FEET RADIUS CURVE TO THE RIGHT  
7 HAVING A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 06  
8 MINUTES 40 SECONDS WEST A DISTANCE OF 1,832.74 FEET TO A POINT;  
9 THENCE ALONG SAID CENTER-LINE NORTH 08 DEGREES 39 MINUTES 43  
10 SECONDS EAST A DISTANCE OF 580.23 FEET TO A POINT; THENCE ALONG  
11 SAID CENTER-LINE SOUTH 81 DEGREES 20 MINUTES 17 SECONDS EAST A  
12 DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
13 LINE OF CHENAL PARKWAY AND TO THE POINT OF BEGINNING OF THE  
14 TRACT OF LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY  
15 ALONG SAID RIGHT-OF-WAY WITH A CURVE TURNING TO THE RIGHT  
16 WITH AN ARC LENGTH OF 47.60 FEET, WITH A RADIUS OF 2,764.79 FEET,  
17 WITH A CHORD BEARING OF NORTH 09 DEGREES 27 MINUTES 41  
18 SECONDS EAST, WITH A CHORD LENGTH OF 47.60 FEET TO A POINT;  
19 THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH  
20 80 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 20.00 FEET TO  
21 A POINT; THENCE NORTHEASTERLY CONTINUE ALONG SAID RIGHT-OF-  
22 WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF  
23 221.27 FEET, WITH A RADIUS OF 2,744.79 FEET, WITH A CHORD BEARING  
24 OF NORTH 12 DEGREES 15 MINUTES 50 SECONDS EAST, WITH A CHORD  
25 LENGTH OF 221.21 FEET TO A POINT AT THE SOUTHERLY RIGHT-OF-WAY  
26 OF CHENAL VALLEY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY  
27 NORTH 86 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 65.84  
28 FEET TO A POINT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-  
29 WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF  
30 418.87 FEET, WITH A RADIUS OF 999.93 FEET, WITH A CHORD BEARING OF  
31 NORTH 88 DEGREES 21 MINUTES 51 SECONDS EAST, WITH A CHORD  
32 LENGTH OF 415.82 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-  
33 WAY NORTH 76 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF  
34 130.41 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY WITH A

1 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.57 FEET,  
2 WITH A RADIUS OF 909.93 FEET, WITH A CHORD BEARING OF NORTH 79  
3 DEGREES 35 MINUTES 01 SECONDS EAST, WITH A CHORD LENGTH OF  
4 102.51 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE FUTURE  
5 RIGHT-OF-WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT  
6 WITH AN ARC LENGTH OF 37.45 FEET, WITH A RADIUS OF 25.00 FEET,  
7 WITH A CHORD BEARING OF SOUTH 55 DEGREES 28 MINUTES 33  
8 SECONDS EAST, WITH A CHORD LENGTH OF 34.04 FEET TO A POINT;  
9 THENCE SOUTHEASTERLY ALONG SAID FUTURE RIGHT-OF-WAY SOUTH  
10 15 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 20.66 FEET  
11 TO A POINT; THENCE SOUTHEASTERLY ALONG SAID FUTURE RIGHT-  
12 OF-WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH  
13 OF 110.08 FEET, WITH A RADIUS OF 602.96 FEET, WITH A CHORD BEARING  
14 OF SOUTH 20 DEGREES 19 MINUTES 00 SECONDS EAST, WITH A CHORD  
15 LENGTH OF 109.93 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG  
16 SAID FUTURE RIGHT-OF-WAY SOUTH 25 DEGREES 31 MINUTES 54  
17 SECONDS EAST A DISTANCE OF 112.47 FEET TO A POINT; THENCE  
18 SOUTHEASTERLY ALONG SAID FUTURE RIGHT-OF-WAY WITH A CURVE  
19 TURNING TO THE RIGHT WITH AN ARC LENGTH OF 56.44 FEET, WITH A  
20 RADIUS OF 542.96 FEET, WITH A CHORD BEARING OF SOUTH 22 DEGREES  
21 48 MINUTES 33 SECONDS EAST, WITH A CHORD LENGTH OF 56.41 FEET TO  
22 A POINT; THENCE LEAVING SAID FUTURE RIGHT-OW-WAY SOUTH 50  
23 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 123.09 FEET TO  
24 A POINT ON THE NORTHEASTERLY LINE OF LOT 36, BLOCK 73, CHENAL  
25 VALLEY SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE  
26 NORTH 21 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 3.07  
27 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF BLOCK 73  
28 SAID CHENAL VALLEY SUBDIVISION SOUTH 50 DEGREES 28 MINUTES 13  
29 SECONDS WEST A DISTANCE OF 518.70 FEET TO A POINT BEING AN  
30 ANGLE POINT OF BLOCK 73; THENCE CONTINUE ALONG SAID  
31 NORTHERLY LINE NORTH 81 DEGREES 25 MINUTES 25 SECONDS WEST A  
32 DISTANCE OF 481.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
33 OF CHENAL PARKWAY AND BEING NORTHWEST CORNER OF TRACT G;  
34 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 08 DEGREES 38

1           **MINUTES 57 SECONDS EAST A DISTANCE OF 308.79 FEET TO THE POINT**  
2           **OF BEGINNING. SAID TRACT BEING 10.746 ACRES (468,112 SQUARE-FEET),**  
3           **MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RIGHTS-OF-**  
4           **WAY, RESTRICTION OF RECORDS, AND RESTRICTION OF RECORDS.**

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

7           **Section 3.** That the change in zoning classification contemplated for St. Margaret's Episcopal Church  
8 Long-Form PD-R, located at 20900 Chenal Parkway (Z-5773-B), is conditioned upon obtaining final plan  
9 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

21 **PASSED: July 5, 2017**

22 **ATTEST:**

**APPROVED:**

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24 \_\_\_\_\_  
25 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mayor Mark Stodola**

26 **APPROVED AS TO LEGAL FORM:**

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28 \_\_\_\_\_  
29 **Thomas M. Carpenter, City Attorney**

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