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ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT, TITLED THE VILLAS AT AUTUMN ROAD PRD, LOCATED AT 400-412 AUTUMN ROAD (Z-9695), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; 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 District, to PRD, Planned Residential Development:

Z-9695: DESCRIBED AS A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 13 WEST BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND RUN THENCE N87°07'54"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 20.00' TO A FOUND PINCHED TOP PIPE ON THE WEST RIGHT-OF-WAY OF AUTUMN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N87°07'54"W ALONG SAID NORTH LINE A DISTANCE OF 638.61' TO A FOUND CONCRETE MONUMENT; THENCE LEAVING SAID NORTH LINE S01°51'32"W A DISTANCE OF 344.45' TO A FOUND CONCRETE MONUMENT; THENCE S87°09'46"E A DISTANCE OF 632.54' TO A SET REBAR AND CAP ON THE WEST RIGHT-OF-WAY OF AUTUMN ROAD; THENCE ALONG SAID RIGHT OF WAY N02°52'06"E A DISTANCE OF 344.05' TO THE POINT OF BEGINNING CONTAINING 5.02 ACRES, OR 218,780.06 SQUARE-FEET, MORE OR LESS.

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

Section 3. That the change in zoning classification contemplated for The Villas at Autumn Road PRD, located at 400-412 Autumn Road (Z-9695), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

12 **PASSED: September 20, 2022**

13 **ATTEST:**

APPROVED:

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16 **Susan Langley, City Clerk**

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

17 **APPROVED AS TO LEGAL FORM:**

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

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