

**AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT  
AND ESTABLISHING A PLANNED RESIDENTIAL DISTRICT TITLED  
SYED ALI PRD, LOCATED AT 7520 NORTH CHICOT ROAD (Z-9529),  
CITY OF 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 District:

**Z-9529: DESCRIBED AS PART OF THE NE 1/4 NE 1/4 OF SECTION 35, T -1-N,  
R -13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER  
OF THE NE 1/4 NE 1/4; THENCE SOUTH 00 DEGREES 41 MINUTES 52  
SECONDS WEST 543.58 FEET ALONG THE EAST LINE OF SAID NE 1/4 NE 1/4  
TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00  
DEGREES 41 MINUTES 52 SECONDS WEST 243.0 FEET; THENCE NORTH 89  
DEGREES 18 MINUTES 08 SECONDS WEST 150.0 FEET; THENCE NORTH 00  
DEGREES 41 MINUTES 52 SECONDS EAST 241.17 FEET; THENCE NORTH 90  
DEGREES 00 MINUTES 00 SECONDS EAST 150.0 FEET TO THE POINT OF  
BEGINNING. LESS AND EXCEPT THAT PART WHICH HAS BEEN DEEDED  
TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED  
97-020264.**

**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 Syed Ali PRD, located at 7520 North Chicot Road (Z-9529), 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.

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

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

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

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7 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: December 15, 2020**

9 **ATTEST:**

**APPROVED:**

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12 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

13 **APPROVED AS TO LEGAL FORM:**

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

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