

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

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A REVISED PLANNED DEVELOPMENT – RESIDENTIAL TITLED SONGBYRD RESIDENTIAL APARTMENTS PD-R, LOCATED IMMEDIATELY NORTH OF 13301 SARDIS ROAD (Z-9911), LITTLE ROCK, PULASKI COUNTY, 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 PD-R, Planned Development – Residential:

**Z-9911:** PART OF THE N1/2 SE1/4, SECTION 15, T-1-S, R-13-W, OF THE FIFTH PRINCIPAL MERIDIAN, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 SE1/4, SECTION 15, T-1-S, R-13-W, THENCE N 02°12'23" E 239.01 FEET ALONG THE WEST LINE OF SAID NW1/4 SE1/4 TO A POINT; THENCE S 89°15'18" E 352.73 FEET TO A POINT; THENCE S 02°12'23" W 236.89 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE N 89°15'18" W 352.72 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AREA CONTAINIG 1.9307 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF SARDIS ROAD ON THE WEST LINE.

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 Songbyrd Residential Apartments PD-R, located at immediately North of 13301 Sardis Road (Z-9911), 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 the 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: March 19, 2024**

9 **ATTEST:**

**APPROVED:**

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11 \_\_\_\_\_  
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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