

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

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT, TITLED WOODLANDS VALLEY REVISED PRD, LOCATED ON THE SOUTH SIDE OF COOPER ORBIT ROAD AT KANIS ROAD (Z-9536-A), 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, and PRD, Planned Residential Development, to PRD, Planned Residential Development:

**Z-9536-A: DESCRIBED AS PART OF THE SW1/4 SE1/4, SECTION 6; NE1/4 NE1/4, SECTION 7 AND NW1/4 NW1/4, SECTION 8, T-1-N, R-13-W, LITTLE ROCK, PULSKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED AT THE SOUTHEAST CORNER OF THE NE1/4 NE1/4 OF SAID SECTION 7, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4, SECTION 7; N87°06'06"W-1316.32' TO THE SOUTHWEST CORNER OF SAID NE1/4 NE1/4; THENCE ALONG THE WEST LINE OF SAID NE1/4 NE1/4, SECTION 7; N01°49'09"E-1317.35' TO THE NORTHWEST CORNER OF SAID NE1/4 NE1/4; THENCE N88°45'26"W ALONG THE SOUTH LINE OF THE SW1/4 SE1/4, SECTION 6, A DISTANCE OF 232.07'; THENCE LEAVING SAID SOUTH LINE ALONG THE ARC OF A 560.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 137.23' AND CHORD OF N43°06'55"E-136.89'; THENCE N35°27'26"E-254.30'; THENCE S01°39'43"W-312.23' BACK TO THE NORTHWEST CORNER OF THE NE1/4 NE1/4, SECTION 7; THENCE ALONG THE NORTH LINE OF SAID NE1/4 NE1/4, S88°07'57"E-1327.36' TO THE NORTHEAST CORNER OF SAID NE1/4 NE1/4, SECTION 7; THENCE ALONG THE EAST LINE OF SAID NE1/4 NE1/4, S02°18'02"W-637.68'; THENCE LEAVING SAID EAST LINE ALONG THE ARC OF A 265.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 25.72' AND CHORD**

1 OF S61°00'10"E-25.71'; THENCE S58°13'21"E-108.27; THENCE ALONG THE  
2 ARC OF A 710.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH  
3 OF 112.24' AND CHORD OF S62°45'04"E-112.12'; THENCE S67°16'47"E-16.04';  
4 THENCE ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT,  
5 HAVING AN ARC LENGTH OF 25.25' AND CHORD OF N83°47'24"E-24.19' TO  
6 A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF WOODLANDS  
7 TRAIL; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A  
8 90.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 118.04'  
9 AND CHORD OF S17°17'16"W-109.76'; THENCE LEAVING SAID RIGHT OF  
10 WAY N58°13'21"W-263.57' TO A POINT BACK ON THE EAST LINE OF THE  
11 NE1/4 NE1/4, SECTION 7; THENCE CONTINUING ALONG SAID EAST LINE  
12 S02°18'02"E-612.93'; BACK TO THE POINT OF BEGINNING. CONTAINING  
13 41.5969 ACRES, MORE OR LESS.

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

16 **Section 3.** That the change in zoning classification contemplated for Woodlands Valley Revised PRD,  
17 located on the south side of Cooper Orbit Road at Kanis Road (Z-9536-A), is conditioned upon obtaining  
18 final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of  
19 Ordinances.

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

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

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

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

31 **PASSED: August 2, 2022**

32 **ATTEST:**

**APPROVED:**

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35 Susan Langley, City Clerk

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Frank Scott, Jr., Mayor

1 **APPROVED AS TO LEGAL FORM:**

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

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