1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
5	WILDWOOD PLACE SUBDIVISION REVISED LONG-FORM PD-R,
6	LOCATED SOUTH OF DENNY ROAD ON WILDCREEK CIRCLE (Z-
7	8559-C), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
9	OTHER PURPOSES.
10	
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12	ARKANSAS.
13	Section 1. That the zoning classification of the following described property be changed from Revised
14	PD-R, Planned Development – Residential and R-2, Single-Family District, PD-R, Planned Development
15	- Residential:
16	Z-8559-C: PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI
17	COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
18	BEGINNING AT THE SOUTHEAST CORNER OF LOT 27, BLOCK 7,
19	WILDWOOD PLACE ADDITION, PHASE 5 (UNRECORDED), CITY OF LITTLE
20	ROCK, ARKANSAS; THENCE N32°31'46"E, A DISTANCE OF
21	335.72 FEET; THENCE ALONG THE ARC OF A 422.50 FOOT RADIUS CURVE
22	TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S32°36'02"E,
23	26.38 FEET; THENCE S34°23'22"E, A DISTANCE OF 12.08 FEET; THENCE
24	N55°36'38"E, A DISTANCE OF 255.00 FEET TO THE SOUTHWESTERLY
25	RIGHT-OF-WAY LINE OF AN AP&L TRANSMISSION LINE EASEMENT;
26	THENCE S34°01'06"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY
27	LINE OF EASEMENT, A DISTANCE OF 526.75 FEET; THENCE S33°47'27"E,
28	ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EASEMENT, A
29	DISTANCE OF 80.23 FEET; THENCE S01°14'17"E, A DISTANCE OF 860.71
30	FEET TO THE NORTH LINE OF A 50 FOOT CENTRAL ARKANSAS RAW
31	WATERLINE RIGHT-OF-WAY; THENCE N87°40'20"W, ALONG SAID NORTH
32	RIGHT-OF-WAY LINE, A DISTANCE OF 541.76 FEET; THENCE N81°37'04''W,

ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 62.21 FEET;

33

1	THENCE N07°22'05"W, A DISTANCE OF 214.97 FEET; THENCE N01°14'17"W,	
2	A DISTANCE OF 324.05 FEET; THENCE N34°23'22"W, A DISTANCE OF 259.06	
3	FEET; THENCE N57°28'14"W, A DISTANCE OF 85.54 FEET; THENCE	
4	N32°31'46"E, A DISTANCE OF 165.00 FEET; THENCE N57°28'14"W, A	
5	DISTANCE OF 3.28 FEET TO THE POINT OF BEGINNING. CONTAINING	
6	18.1273 ACRES, MORE OR LESS.	
7	Section 2. That the preliminary site development plan/plat be approved as recommended by the Li	ttle
8	Rock Planning Commission.	
9	Section 3. That the change in zoning classification contemplated for Wildwood Place Subdivis	ion
10	Revised Long-Form PD-R, located South of Denny Road on Wildcreek Circle (Z-8559-C), is condition	ned
11	upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454	(e)
12	of the Code of Ordinances.	
13	Section 4. That this ordinance shall not take effect and be in full force until the final plan approva	1.
14	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Ro	ck,
15	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necess	ary
16	to affect and designate the change provided for in Section 1 hereof.	
17	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,	or
18	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration	or
19	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force a	and
20	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of	the
21	ordinance.	
22	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent w	ith
23	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
24	PASSED: January 16, 2018	
25	ATTEST: APPROVED:	
26		
27		
28	Susan Langley, City Clerk Mark Stodola, Mayor	
29	APPROVED AS TO LEGAL FORM:	
30		
31 32	Thomas M. Carpenter, City Attorney	
33	<i>"</i>	
34	<i>//</i>	
35	<i>//</i>	