ORDINANCE NO. $\qquad$


#### Abstract

AN ORDINANCE TO AMEND ORDINANCE NO. 16,908 (JUNE 20, 1995) TO REVOKE A PORTION OF A PLANNED ZONING DISTRICT TITLED BRODIE CREEK CONCEPTUAL LONG-FORM PRD (Z-5763-G, S-1313-SS) RECLASSIFYING PROPERTY LOCATED WITHIN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.


WHEREAS, Ordinance No. 16,908 was passed on June 20, 1995, establishing the Brodie Creek Conceptual Long-Form PRD; and,

WHEREAS, portions of the PRD have been revoked allowing for development of the properties for typical single-family residential lots; and,

WHEREAS, the property owner has requested revocation of the PRD zoning for an 89.97-acre parcel and reestablishing the R-2, Single-Family District, zoning to allow for the development of additional phases of single-family homes.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That Ordinance No. 16,908 is hereby repealed, removing from the Official Zoning Map, the classification PRD, Planned Residential District, titled Brodie Creek Conceptual Long-Form PRD for the following described property:

Lands lying in the southeast quarter of the southeast quarter of Section 7 and the southwest quarter of the southwest quarter of Section 8 and the north half of the northwest quarter of Section 17 and within the northeast quarter of the northeast quarter of Section 18, Township 1 North, Range 13 West, City of Little Rock, Pulaski County, Arkansas more particularly described as follows: Beginning at a $1 \frac{1}{2}$-inch pinched pipe at the southwest corner of the said southeast quarter of the southeast quarter of Section 7 North 69 degrees 56 minutes $\mathbf{0 0}$ seconds East 835.78 feet; thence South $\mathbf{7 8}$ degrees $\mathbf{2 8}$ minutes 20 seconds East 546.79 feet; thence North 84 degrees 13 minutes 20 seconds East 205.05 feet; thence North 69 degrees 17 minutes 35 seconds East 67.84 feet to the west right-of-way of Preserve Pass; thence along said west right-of-way and a curve to the right 104.36 feet having a radius of 130.00 feet and a chord bearing and distance of South $\mathbf{0 5}$ degrees $\mathbf{1 6}$ minutes $\mathbf{3 9}$ seconds East $\mathbf{1 0 1 . 5 8}$ feet; thence
leaving said west right-of-way North 85 degrees 44 minutes $\mathbf{3 4}$ seconds East 42.34 feet to the east right-of-way of Preserve Pass; thence leaving said east right-of-way South 03 degrees 51 minutes 16 seconds East 71.31 feet; thence North 86 degrees 10 minutes 46 seconds East 293.31 feet; thence South 52 degrees 38 minutes 11 seconds East 171.16 feet; thence South 29 degrees 37 minutes 33 seconds West 264.33 feet; thence South 21 degrees 24 minutes 42 seconds East 286.32 feet; thence North 69 degrees 44 minutes 06 seconds East 406.52 feet; thence South 87 degrees $\mathbf{2 5}$ minutes 47 seconds East 724.70 feet; thence South 21 degrees 08 minutes 37 seconds East 442.60 feet; thence South 18 degrees 47 minutes 52 seconds West 120.68 feet; thence South 44 degrees 45 minutes 46 seconds West 125.45 feet; thence South 33 degrees 27 minutes 16 seconds West 275.07 feet; thence North 78 degrees 42 minutes 32 seconds West 439.90 feet; thence South 83 degrees 45 minutes 56 seconds West 1596.57 feet; thence North 72 degrees 48 minutes 38 seconds West 469.04 feet; thence South 25 degrees 54 minutes 07 seconds West 170.89 feet to a point on the south line of the said northeast quarter of the northeast quarter of Section 18 thence along said south line North 85 degrees 08 minutes 51 seconds West 529.21 feet to a one (1)-inch pipe at the southwest corner of the said northeast quarter of the northeast quarter; thence leaving said south line along the west line of the said northeast quarter of the northeast quarter of Section 18 North 01 degrees 31 minutes 12 seconds East 1323.04 feet to the point of beginning containing 89.97 acres, more or less and the zoning be restored to $R$ 2, Single-Family Residential.

Section 2. 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.

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

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
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## APPROVED:

Frank Scott, Jr., Mayor

Susan Langley, City Clerk APPROVED AS TO LEGAL FORM:

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