AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
COPPER RUN LONG-FORM PD-R, LOCATED AT 16901 PRIDE VALLEY
ROAD (Z-9261), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

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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, Zoning District:

Z-9261: 14 A PART OF LOTS 2, 6, 7, 10, 11, 15 AND 16, 15 IRIS SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY 16 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER 17 18 OF SAID LOT 2, IRIS SUBDIVISION; THENCE S01°52'37"W, ALONG THE 19 WEST LINE OF SAID LOT 2, A DISTANCE OF 18.50 FEET TO A POINT ON THE 20 SOUTH RIGHT-OF-WAY LINE OF PRIDE VALLEY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S88°30'27"E, ALONG SAID 21 22 SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 456.98 FEET TO A POINT ON 23 THE WEST LINE OF THE EAST 195 FEET OF THE NORTH 420 FEET OF SAID 24 LOT 2; THENCE S02°25'12"W, ALONG SAID WEST LINE, A DISTANCE OF 25 399.84 FEET TO THE SOUTHWEST CORNER OF THE EAST 195 FEET OF THE 26 NORTH 420 FEET OF SAID LOT 2, IRIS SUBDIVISION; THENCE N88°38'50"W, 27 ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTH 240 FEET OF SAID LOT 2, IRIS SUBDIVISION, A DISTANCE OF 127.71 FEET; THENCE 28 29 S02°35'15"W, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTH 30 240 FEET OF SAID LOT 2, IRIS SUBDIVISION, A DISTANCE OF 240.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7, IRIS SUBDIVISION; 31 THENCE S88°27'56"E, ALONG THE NORTH LINE OF SAID LOT 7, A 32 33 DISTANCE OF 322.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

1 THENCE S01°42'52"W, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE 2 OF 659.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, IRIS 3 SUBDIVISION; THENCE S01°32'52"W, ALONG THE EAST LINE OF SAID LOT 4 10, A DISTANCE OF 658.93 FEET TO THE NORTHWEST CORNER OF SAID 5 LOT 16, IRIS SUBDIVISION; THENCE S89°28'48"E, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 667.39 FEET TO THE NORTHEAST 6 CORNER OF SAID LOT 16; THENCE S47°04'14"W, A DISTANCE OF 295.83 7 FEET; THENCE S85°47'18"W, A DISTANCE OF 192.25 FEET; THENCE 8 9 S57°39'47"W, A DISTANCE OF 335.61 FEET; THENCE S70°01'11"W, A 10 DISTANCE OF 179.17 FEET; THENCE S60°57'35"W, A DISTANCE OF 312.90 FEET; THENCE S84°53'29"W, A DISTANCE OF 203.90 FEET TO THE 11 12 SOUTHWEST CORNER OF SAID LOT 15. IRIS SUBDIVISION: THENCE 13 N01°22'41"E, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 14 656.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, IRIS SUBDIVISION; THENCE N02°22'41"E, ALONG THE WEST LINE OF SAID LOT 15 15, A DISTANCE OF 509.62 FEET; THENCE N48°32'34"W, A DISTANCE OF 16 17 630.39 FEET; THENCE N01°42'52"E, A DISTANCE OF 400.04 FEET TO A POINT 18 ON THE NORTH LINE OF SAID LOT 6, IRIS SUBDIVISION; THENCE 19 S88°18'08''E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 20 495.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, IRIS 21 SUBDIVISION; THENCE N01°52'37"E, ALONG THE WEST LINE OF SAID LOT 22 2, A DISTANCE OF 639.83 FEET TO THE POINT OF BEGINNING. 23 **CONTAINING 43.9293 ACRES, MORE OR LESS**

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
 Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Copper Run Long-Form PD-R,
 located at 16901 Pride Valley Road (Z-9261), 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.

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

30 Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,

31 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary

32 to affect and designate the change provided for in Section 1 hereof.

33 Section 6. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or 34 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and	
2	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	
3	ordinance.	
4	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with	
5	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
6	PASSED: November 7, 2017	
7	ATTEST:	APPROVED:
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10	Susan Langley, City Clerk	Mark Stodola, Mayor
11	APPROVED AS TO LEGAL FORM:	
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13 14	Thomas M. Carpenter, City Attorney	
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