1	ORDINANCE NO.
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
GOODWIN MANOR LONG-FORM PCD, LOCATED AT 3708 GARRISON
ROAD (Z-9500), LITTLE ROCK, PULASKI COUNTY, 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 PCD, Planned Commercial District:

Described as part of the NE ¼, the NW ¼ NE ¼ and the **Z-9500:** SW 1/4 NE 1/4 of Section 25, T-2-N, R-15-W, Pulaski County, Arkansas being more particularly described as follows: commencing at the NW corner of said NE ¼ of the NW ¼ of said Section 25; thence North 89°53'50" East along the north line of said NE 1/4 of the NW 1/4, a distance of 717.18 feet; thence South 00°13'07" West, a distance of 257.24 feet; thence South 88°17'19" East, a distance of 492.97 feet; thence North 86°41'41" East, a distance of 332.84 feet; thence North 06°11'26" East, a distance of 105.21 feet; thence South 44°58'27" East, a distance of 361.22 feet; thence South 61°50'53" East, a distance of 205.84 feet; thence South 48°53'32" East, a distance of 293.38 feet; thence South 24°14'10" East, a distance of 139.50 feet; thence South 18°04'28" East, a distance of 39.14 feet to the centerline of an asphalt road; thence North 63°31'58" East along said centerline, a distance of 55.97 feet; thence North 71°56'01" East along said centerline, a distance of 117.36 feet; thence along said centerline on a curve to the left having a radius of 221.32 feet an arc length of 206.48 feet and a chord which bears North 42°54'05" East 199.07 feet; thence North 12°00'17" East, a distance of 89.93 feet; thence North 00°55'43" West along said centerline, a distance of 49.66 feet; thence along said centerline on a curve to the left having a radius of 65.17 feet an arc length of 51.44 feet and a chord which bears North 12°24'48" West 50.11 feet; thence North 37°09'29" West along said centerline, a distance of 97.27 feet; thence North 51°08'42" West along said centerline, a distance of 42.69 feet; thence along said centerline on a curve to the right having a radius of

15.55 fee	et, an arc length of 30.72 feet	and a chord which bears North 44°30'39" East	
30.72 fee	et; thence, South 61°16'58"	East along said centerline, a distance of 41.16	
feet; the	ence South 66°08'53" East al	ong said centerline, a distance of 94.61 feet to a	
point on	the east line of the NE ¼ o	f said Section 25; thence South 00°51'17" East	
along sai	id east line, a distance of 945.	.78 feet; thence South 00°34'40" East along said	
east line	, a distance of 1334.30 feet	; thence North 40°30'59" West, a distance of	
1730.39	feet; thence South 88°57'41"	West along the south line of said NE ½ NW ¼,	
a distan	ce of 1539.11 feet to the SV	W corner of said NE 1/4 NW 1/4; thence North	
00°02'05	" West along the west line o	f said NE ¼ NW ¼ a distance of 1387.27 feet to	
the Poin	t of Beginning.		
Section 2.	That the preliminary site develo	pment plan/plat be approved as presented to the Little Rock	
Planning Commis	ssion.		
Section 3. That the change in zoning classification contemplated for Goodwin Manor Long-For-			
PCD, located at 3708 Garrison Road (Z-9500), is conditioned upon obtaining final plan approval within the			
time specified by	Chapter 36, Article VII, Section	on 36-454 (e) of the Code of Ordinances.	
Section 4.	That this ordinance shall not tal	ke effect and be in full force until the final plan approval.	
Section 5.	That the map referred to in Chap	oter 36 of the Code of Ordinances of the City of Little Rock	
Arkansas, and De	signated District Map be and is	s hereby amended to the extent and in the respects necessary	
to affect and desi	gnate the change provided for	in Section 1 hereof.	
Section 6. S	Severability. In the event any	title, section, paragraph, item, sentence, clause, phrase, o	
word of this ord	inance is declared or adjudge	ed to be invalid or unconstitutional, such declaration of	
adjudication shal	l not affect the remaining port	ions of the ordinance which shall remain in full force and	
effect as if the po	ortion so declared or adjudged	invalid or unconstitutional was not originally a part of the	
ordinance.			
Section 7. I	Repealer. All laws, ordinances	, resolutions, or parts of the same that are inconsistent with	
the provisions of	this ordinance are hereby repe	aled to the extent of such inconsistency.	
PASSED: Decei	mber 1, 2020		
ATTEST:		APPROVED:	
Susan Langley,	City Clerk	Frank Scott, Jr., Mayor	
APPROVED AS	S TO LEGAL FORM:		
Thomas M. Car	penter. City Attorney		
	30.72 feet feet; the point on along sai east line 1730.39 feet a distance 00°02'05 the Point Section 2. The Planning Commiss Section 3. The PCD, located at 3 time specified by Section 4. The Section 5. The Arkansas, and De to affect and desi Section 6. So word of this ord adjudication shall effect as if the poordinance. Section 7. If the provisions of PASSED: Decementary APPROVED AS	feet; thence South 61°16'58" feet; thence South 66°08'53" East all point on the east line of the NE ¼ or along said east line, a distance of 945. east line, a distance of 1334.30 feet 1730.39 feet; thence South 88°57'41" a distance of 1539.11 feet to the SW 00°02'05" West along the west line or the Point of Beginning.  Section 2. That the preliminary site development of Beginning.  Section 3. That the change in zoning clast PCD, located at 3708 Garrison Road (Z-9500), it time specified by Chapter 36, Article VII, Section Section 4. That this ordinance shall not talk Section 5. That the map referred to in Chapter 36, Article VII, Section 4. That the map referred to in Chapter 36, and Designated District Map be and is to affect and designate the change provided for Section 6. Severability. In the event any word of this ordinance is declared or adjudged adjudication shall not affect the remaining port effect as if the portion so declared or adjudged ordinance.  Section 7. Repealer. All laws, ordinances the provisions of this ordinance are hereby reperior PASSED: December 1, 2020	