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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED HERRICK HEIGHTS LONG-FORM PD-R, LOCATED ON THE WEST SIDE OF SOUTH BOWMAN ROAD BETWEEN BRODIE CREEK SUBDIVISION AND THE POINTE AT BRODIE CREEK APARTMENTS (Z-8503-D), 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:

Z-8503-D: PART OF THE NW 1/4, NW 1/4, SECTION 16, & THE NE 1/4, NE 1/4, SECTION 17; T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF SECTON 16, T-1-N, R-13-W; THENCE S87°59'29"E, 921.38 FEET TO THE CENTERLINE OF BOWMAN ROAD; THENCE ALONG SAID CENTERLINE S02°48'16"E, 26.98 FEET; THENCE S02°47'37"E, 46.78 FEET; THENCE S04°31'09"E, 99.68 FEET; THENCE S05°35'00"E, 101.62 FEET; THENCE S07°12'55"E, 95.95 FEET; THENCE S09°07'24"E, 89.97 FEET; THENCE S09°38'45"E, 107.19 FT.; THENCE S09°03'39"E, 75.60 FT.; THENCE S02°22'53"E, 23.99 FEET; THENCE S00°20'28"W, 39.20 FEET; THENCE S08°19'25"W, 44.66 FEET; THENCE S11°22'38"W, 86.09 FEET; THENCE S08°08'24"W, 53.59 FEET; THENCE S00°46'20"E, 47.27 FEET; THENCE S08°53'53"E, 56.77 FEET; THENCE S11°24'09"E, 48.68 FEET; THENCE S11°38'19"E, 106.40 FEET; THENCE S11°12'58"E, 104.75 FEET; THENCE S11°39'42"E, 72.86 FEET; THENCE LEAVING SAID CENTERLINE N88°17'52"W, 1075.55 FEET; THENCE S01°22'11"W, 10.00 FEET; THENCE N88°06'55"W, 1314.94 FEET; THENCE N01°18'43"E, 1274.48 FEET; THENCE N89°45'10"E, 1316.70 FEET TO THE POINT OF BEGINNING, CONTAINING 69.049 ACRES. AND THE ADJACENT

1	FLOODWAY FOR BRODIE CREEK AS SHOWN ON FIRM PANEL 05119C0431G	
2	DATED JULY 6, 2015, DESCRIBED AS THE FLOODWAY ACROSS BLOCKS 2,	
3	3, 6, & 8 HERRICK HEIGHTS, AN ADDITION TO PULASKI COUNTY,	
4	ARKANSAS LESS AND EXCEPT LOT 4, BLOCK 3 OF SAID HERRICK	
5	HEIGHTS ADDITION, CONTAINING APPROXIMATELY 4.9 ACRES, MORE	
6	OR LESS.	
7	SECTION 2. That the preliminary site development plan/plat be approved as recommended by t	he
8	Little Rock Planning Commission.	
9	SECTION 3. That the change in zoning classification contemplated for Herrick Heights Long-For	m
10	PD-R, located on the west side of South Bowman Road between Brodie Creek Subdivision and the Poir	ıte
11	at Brodie Creek Apartments (Z-8503-D), is conditioned upon obtaining final plan approval within the tire	ne
12	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.	
13	SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approv	al.
14	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Lit	tle
15	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respec	cts
16	necessary 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, phras	se,
18	or 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	nd
20	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of t	he
21	ordinance.	
22	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsisted	nt
23	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
24	PASSED: March 1, 2016	
25	ATTEST: APPROVED:	
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28	Susan Langley, City Clerk Mark Stodola, Mayor	
29	APPROVED AS TO LEGAL FORM:	
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31 32	Thomas M. Carpenter, City Attorney	
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