1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
5	WOODLAND HEIGHTS LLC LONG-FORM PD-R (Z-6660-B), LOCATED
6	AT 8700 RILEY DRIVE, LITTLE ROCK, ARKANSAS, AMENDING THE
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	ARKANSAS; AND FOR OTHER PURPOSES.
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10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11	ARKANSAS.
12	SECTION 1. That the zoning classification of the following described property be changed from R-
13	6, High-Rise Apartment District, to PD-R, Planned Development - Residential:
14	Tract C-4-R1, Woodland Heights, being a replat of Tract C-4-R and Part of Tract C-
15	2-R, of Riley's Replat of Tract C, Kellwood Subdivision, the City of Little Rock,
16	Pulaski County, Arkansas, and being shown on plat recorded as Plat 1-068, Records
17	of Pulaski County, Arkansas. AND Tract C-3-R, Riley's Replat of Tract C, Kellwood
18	Subdivision, to the City of Little Rock, Pulaski County, Arkansas, and being shown
19	on plat recoded as Plat B-68, less and except the following: Part of Tract C-3-R,
20	Riley's Replat of Tract C, Kellwood Subdivision, to the City of Little Rock, Pulaski
21	County, Arkansas, more particularly described as follows: Beginning at a concrete
22	monument at the southwest corner of the southwest quarter of the southeast quarter
23	of Section 2, Township 1, Range 13 West, thence south 88 degrees 01 minutes 17
24	seconds east, 453.26 feet; thence south 88 degrees 02 minutes 03 seconds east, 656.44
25	feet to the point of beginning; thence south 88 degrees 02 minutes 03 seconds east
26	199.80 feet; thence north 01 degrees 12 minutes 54 seconds east, 300 feet; thence north
27	88 degrees 02 minutes 06 seconds west, 200.04 feet; thence south 01 degrees 10
28	minutes 12 seconds west 300 feet to the point of beginning.
29	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
30	Little Rock Planning Commission.
31	SECTION 3. That the change in zoning classification contemplated for Woodland Heights LLC Long-
32	Form PD-R (Z-6660-B), located at 8700 Riley Drive, is conditioned upon obtaining a final plan approval
33	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of		
the plan.		
SECTION 6. 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 7. Repealer. All laws, ord	dinances, resolutions, or parts of the same that are inconsistent	
with the provisions of this ordinance are he	reby repealed to the extent of such inconsistency.	
PASSED: March 3, 2015		
ATTEST:	APPROVED:	
Susan Langley, City Clerk	Mark Stodola, Mayor	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
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