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	WILDWOOD TRAILS LONG-FORM PD-R, LOCATED ON THE SOUTH
6	SIDE OF DENNY ROAD IN THE 19000 BLOCK OF DENNY ROAD
7	(Z-9183), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
9	OTHER PURPOSES.
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11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12	ARKANSAS.
13	Section 1. That the zoning classification of the following described property be changed from R-2,
14	Single-Family District, to PD-R, Planned Development - Residential:
15	<b><u>Z-9183</u></b> : Part of the W <sup>1/2</sup> , Section 35, Township 2 North, Range 14 West, Little Rock,
16	Pulaski County, Arkansas, more particularly described as follows: Beginning at an
17	aluminum disk at the east ¼ corner of said Section 35; thence N01°58'19"E along the
18	west line of said Section 35 for 451.93 feet to a rebar and cap; thence N44°03'37"E
19	for 211.02 feet to a cotton picker spindle (CPS) in the centerline of Denny Road;
20	thence S44°18'37"E, along said centerline for 247.71 feet to a PK Nail; thence
21	S01°01'23"W for 434.89 feet to a 1" rebar on the north line of the NW 1/4 SW 1/4 said
22	Section 35; thence S88°28'25"E along said north line for 480.59 feet to a PK Nail in
23	the centerline of Denny Road; thence S45°56'06''E along said centerline for 240.58
24	feet to a PK Nail; thence S41°31'15"W for 406.12 feet to a rebar and cap; thence
25	S06°33'40"W for 221.04 feet to a rebar and cap; thence S11°04'00"E for 189.30 feet
26	to a rebar and cap; thence S21°57'42"W for 197.70 feet to a rebar and cap; thence
27	S09°40'45"W for 75.53 feet to a rebar and cap on the north line of a fifty (50)-foot
28	wide raw water line owned by the City of Little Rock, Arkansas; thence along said
29	north line the following courses: thence N88°09'44"W for 49.36 feet to a rebar and
30	cap; thence N86°19'30"W for 222.79 feet to a rebar and cap; thence N88°52'59"W
31	for 186.21 feet to a rebar and cap; thence N89°59'08"W for 82.21 feet to a rebar and
32	cap; thence N86°26'39"W for 55.40 feet to a rebar and cap; thence N88°04'36"W for
33	17.14 feet to a rebar and cap; thence N89°45'23"W for 63.22 feet to a rebar and cap

1	at the	intersection of said north line with the west line of said Section 35; thence				
2	depart	ment said north line N01°58'19"E along said west line for 1133.21 feet to the				
3	point o	f beginning containing 1,056,645 square-feet or 24.257 acres, more or less. Less				
4	and except the right of way for Denny Road.					
5	Section 2.	That the preliminary site development plan/plat be approved as recommended by the Little				
6	Rock Planning Commission.					
7	Section 3.	That the change in zoning classification contemplated for Wildwood Trails Long-Form				

Section 3. That the change in zoning classification contemplated for Wildwood Trails Long-Form
PD-R, located on the South side of Denny Road in the 19000 Block of Denny Road (Z-9183), 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.

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

12 Section 5. 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 necessaryto affect and designate the change provided for in Section 1 hereof.

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.

20 Section 7. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 21 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

22 **PASSED:** March 7, 2017

**23 ATTEST:** 

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26 Susan Langley, City Clerk

27 APPROVED AS TO LEGAL FORM:

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$0 \overline{\mathbf{T}}$	homas M.	Carpenter,	City	Attorne
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	liomas M.	Carpenter,	City	Attorne

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**APPROVED:** 

Mark Stodola, Mayor