1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED OFFICE DEVELOPMENT TITLED		
5	LITTLE ROCK WEST HIGH SCHOOL POD, LOCATED AT 5619 RANCH		
6	ROAD (Z-4343-NN), LITTLE ROCK, ARKANSAS, AMENDING THE		
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
9			
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-2,		
13	Single-Family Residential, O-2, Office and Institutional District, and POD, Planned Office District, to POD,		
14	Planned Office District:		
15	Z-4343-NN: Described as Lots L1-R, L2-R and L3-R, The Ranch Subdivision.		
16	AND		
17	Beginning at the southwest corner of the northeast ¼ of the Pulaski County Arkansas		
18	being more particularly described as follows, along the east line of said Ranch		
19	Addition, a distance of 598.53 feet southwest ¹ / ₄ of said Section 13; thence North		
20	02°27'20'' East along the west line of said northeast 1/4 of the southwest 1/4, a distance		
21	of 722.38 feet to the southeast corner of Lot 44, the Ranch Addition to the City of		
22	Little Rock; thence North 02°29'15" East to the northwest corner of the northeast 1/4		
23	of the southwest ¹ / ₄ , being the southwest corner of Lot 54 of said Ranch Addition;		
24	thence South 89°17'30'' East along the north line of the northeast $\frac{1}{4}$ of the southwest		
25	¹ / ₄ , being the south line of Lots 54-63 Ranch Addition, a distance of 1305.06 feet to the		
26	northeast corner of the northeast ¼ of the southwest ¼; thence South 02°02'20'' West		
27	along the east line of said northeast ¹ / ₄ of the southwest ¹ / ₄ , a distance of 1,325.74 feet		
28	to the southeast corner of said northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$; thence North		
29	89°04'10" West along the south line of said northeast ¹ / ₄ of the southwest ¹ / ₄ , a distance		
30 21	of 1314.89 feet to the Point of Beginning containing 39.80 acres, more or less.		
31 32	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.		
32 33	Section 3. That the change in zoning classification contemplated for Little Rock West High School		
33 34	POD, located at 5619 Ranch Road (Z-4343-NN), is conditioned upon obtaining final plan approval within		
	2. 52, istance at 5017 randon roug (2. 15 15 1417), is conditioned upon obtaining multiplicital approval within		

the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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Section 4. That at the public meeting of the Little Rock Board of Directors on May 2, 2023, the
 applicant asked that the follow conditions be imposed upon this development:

- (a) The pond situated on the property is located in wetlands and is subject to the terms and conditions
 of all applicable Federal and State Laws, rules and regulations governing the property. Any non natural change to the pond shall require amendment of this POD with public notice as required by
 applicable ordinances and procedures of the City of Little Rock.
- (b) At a minimum, athletic field lighting shall have light poles and fixtures not to exceed seventy (70)
 feet in height, less if feasible. Light fixtures shall be LED or substantially similar lighting
 technology and shall be directional and shielded to minimize visibility with minimal bleed over to
 adjacent properties.
- (c) Events on the athletic fields shall be reasonably scheduled to end before 9:00 PM and lights shall
 be turned off as soon as possible after any competition, taking into consideration the safety of
 participants, students, visitors and school staff. Exceptions to the 9:00 PM lights out requirement
 shall be limited to occasional athletic contests that extend into overtime in accordance with
 applicable Arkansas Activities Association (or successor) rules.
- (d) All public address system speakers shall be installed near and directed toward the spectator
 bleachers and sitting areas and shall not project directly toward neighboring properties to the east,
 north and south.
- (e) Black chain link fencing with a top bar for support shall be installed and permanently maintained
 in good condition around the entire property. With the exception of fencing installed parallel to
 Ranch Drive, or in areas where Little Rock ordinances mandate otherwise, all fencing surrounding
 the entire property shall be eight (8) feet in height.
- (f) Fencing around the portion of the campus encompassing athletic fields, adjoining parking lots and
 the pond shall be installed within, but not on the property line of the property in order to create a
 natural undisturbed buffer for both the school and adjoining property owners. Fence construction
 within the undisturbed buffer shall be undertaken with the goal of minimizing the impact on the
 undisturbed buffer. The location of the fence within the Applicant's property shall be determined
 by the Applicant applying reasonable industry standards of fence construction on properties of
 similar type, terrain and slope and in compliance with applicable City Ordinances.
- 30 Section 5. That this ordinance shall not take effect and be in full force until the final plan approval.

31 **Section 6.** 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.

34 **Section 6.** *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase, or 35 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1	adjudication shall not affect the remaining porti	ons 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. Section 7. <i>Repealer.</i> All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
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6	PASSED: May 2, 2023		
7	ATTEST:	APPROVED:	
8 9			
0	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
1	APPROVED AS TO LEGAL FORM:		
3	Thomas M. Carpenter, City Attorney		
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