1 ORDINANCE NO. 2 3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED 4 **INNOVATION VALLEY SHORT-FORM PD-R, LOCATED SOUTHWEST** 5 6 OF 13815 AND 13823 FERN VALLEY DRIVE (Z-9405), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY 7 8 **OF LITTLE ROCK; AND FOR OTHER PURPOSES.** 9 10 BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS. 11 12 Section 1. That the zoning classification of the following described property be changed from R-2, 13 Single-Family District, and PRD, Planned Residential Development, to PD-R, Planned Development – 14 Residential: 15 Z-9405: PART OF THE SW1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY 16 17 DESCRIBED FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF 18 THE SW1/4 SW1/4, SAID SECTION 8: THENCE S89°01'28"E ALONG THE 19 NORTH LINE THEREOF, 185.22 FEET; THENCE S26°11'16"E, 20 82.91 FEET; THENCE S57°10'37"E, 133.32 FEET; TO THE POINT OF BEGINNING; THENCE \$57°10'37"E, 162.78 FEET; THENCE \$24°21'56"E, 180.00 21 22 FEET; THENCE \$49°55'34"E, 81.28 FEET; THENCE N44°22'01"E, 303.38 FEET; 23 TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 13, WOODLANDS 24 EDGE. AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; 25 THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF LOTS 24 AND 25, 26 SAID BLOCK 13, BEING THE ARC OF A 330.00-FOOT RADIUS CURVE TO THE 27 RIGHT, A CHORD BEARING ANO DISTANCE OF N49°26'25"W, 106.51 FEET; 28 THENCE N40°08'57"W ALONG THE SOUTH LINE OF LOTS 25 AND 26, SAID 29 **BLOCK 13, 127.88 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF** 30 LOT 26, TRACT C-13, LOT 27 AND TRACT B-13, SAID BLOCK 13, BEING THE 31 ARC OF A 330.00-FOOT RADIUS CURVE TO THE LEFT. A CHORD BEARING AND DISTANCE OF N70°48'07"W, 275.10 FEET TO POINT 32 33 ON THE EAST LINE OF A FIFTEEN (15)-FOOT SANITARY SEWER

EASEMENT; THENCE S20°07'55''W A	LONG SAID EAST LINE, 180.84 FEET TO
THE POINT OF BEGINNING.	
1	AND
TRACT C-13, BLOCK 13, WOODLAN	DS EDGE, AN ADDITION TO THE CITY
OF LITTLE ROCK, ARKANSAS, AS S	SHOWN ON PLAT RECORDED AS PLAT
2008027734, RECORDS OF PULASKI	COUNTY, ARKANSAS.
Section 2. That the preliminary site developm	ent plan/plat be approved as recommended by the Little
Rock Planning Commission.	
Section 3. That the change in zoning classifi	cation contemplated for Innovation Valley Short-form
PD-R, located southwest of 13815 and 13823 Ferr	Valley Drive (Z-9405), is conditioned upon obtaining
final plan approval within the time specified by Ch	apter 36, Article VII, Section 36-454 (e) of the Code of
Ordinances.	
Section 4. That this ordinance shall not take e	ffect and be in full force until the final plan approval.
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 he	reby amended to the extent and in the respects necessary
to affect and designate the change provided for in S	Section 1 hereof.
Section 6. Severability. In the event any title	e, 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 portion	s of the ordinance which shall remain in full force and
effect as if the portion so declared or adjudged inv	alid or unconstitutional was not originally a part of the
ordinance.	
Section 7. Repealer. All laws, ordinances, re	solutions, or parts of the same that are inconsistent with
the provisions of this ordinance are hereby repealed	to the extent of such inconsistency.
PASSED: June 4, 2019	
ATTEST:	APPROVED:
	Frank Scott, Jr., Mayor
APPROVED AS TO LEGAL FORM:	
Thomas M. Carnenter, City Attorney	
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	THE POINT OF BEGINNING. TRACT C-13, BLOCK 13, WOODLAN OF LITTLE ROCK, ARKANSAS, AS S 2008027734, RECORDS OF PULASKI Section 2. That the preliminary site developm Rock Planning Commission. Section 3. That the change in zoning classifi PD-R, located southwest of 13815 and 13823 Ferr final plan approval within the time specified by Ch Ordinances. Section 4. That this ordinance shall not take of Section 5. That the map referred to in Chapter Arkansas, and Designated District Map be and is he to affect and designate the change provided for in S Section 6. Severability. In the event any title word of this ordinance is declared or adjudged inv ordinance. Section 7. Repealer. All laws, ordinances, re the provisions of this ordinance are hereby repealed PASSED: June 4, 2019 ATTEST: Susan Langley, City Clerk APPROVED AS TO LEGAL FORM: // //