1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVED A PLANNED ZONING		
4	DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL		
5	DISTRICT TITLED HERRICK HEIGHTS LONG-FORM PD-R,		
6	LOCATED ON THE WEST SIDE OF SOUTH BOWMAN ROAD,		
7	BETWEEN BRODIE CREEK SUBDIVISION AND THE POINTE AT		
8	BRODIE CREEK APARTMENTS (Z-8503-D), LITTLE ROCK,		
9	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
10	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
11			
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
13	ARKANSAS.		
14	SECTION 1. That the zoning classification of the following described property be changed from R-		
15	2, Single-Family District, to PD-R, Planned Development - Residential:		
16	<u>Z-8503-D</u> : PART OF THE NW 1/4, NW 1/4, SECTION 16, & THE NE 1/4, NE 1/4,		
17	SECTION 17; T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE		
18	PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF		
19	SECTON 16, T-1-N, R-13-W; THENCE S87°59'29''E, 921.38 FEET TO THE		
20	CENTERLINE OF BOWMAN ROAD; THENCE ALONG SAID CENTERLINE		
21	S02°48'16''E, 26.98 FEET; THENCE S02°47'37''E, 46.78 FEET; THENCE		
22	S04°31'09''E, 99.68 FEET; THENCE S05°35'00''E, 101.62 FEET; THENCE		
23	S07°12'55''E, 95.95 FEET; THENCE S09°07'24''E, 89.97 FEET; THENCE		
24	S09°38'45''E, 107.19 FEET; THENCE S09°03'39''E, 75.60 FEET; THENCE		
25	S02°22'53''E, 23.99 FEET; THENCE S00°20'28''W, 39.20 FEET; THENCE		
26	S08°19'25''W, 44.66 FEET; THENCE S11°22'38''W, 86.09 FEET; THENCE		
27	S08°08'24''W, 53.59 FEET; THENCE S00°46'20''E, 47.27 FEET; THENCE		
28	S08°53'53''E, 56.77 FEET; THENCE S11°24'09''E, 48.68 FEET; THENCE		
29	S11°38'19''E, 106.40 FEET; THENCE S11°12'58''E, 104.75 FEET; THENCE		
30	S11°39'42''E, 72.86 FEET; THENCE LEAVING SAID CENTERLINE		
31	N88°17'52''W, 1075.55 FEET; THENCE S01°22'11''W, 10.00 FEET; THENCE		
32	N88°06'55''W, 1314.94 FEET; THENCE N01°18'43''E, 1274.48 FEET; THENCE		
33	N89°45'10''E, 1316.70 FEET TO THE POINT OF BEGINNING, CONTAINING		
34	69.049 ACRES.		

1AND THE ADJACENT FLOODWAY FOR BRODIE CREEK AS SHOWN ON2FIRM PANEL 05119C0431G DATED JULY 6, 2015, DESCRIBED AS THE3FLOODWAY ACROSS BLOCKS 2, 3, 6, & 8 HERRICK HEIGHTS, AN4ADDITION TO PULASKI COUNTY, ARKANSAS LESS AND EXCEPT LOT 4,5BLOCK 3 OF SAID HERRICK HEIGHTS ADDITION, CONTAINING6APPROXIMATELY 4.9 ACRES, MORE OR LESS.

SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
Little Rock Planning Commission including the following additional conditions:

9 1. Construct a single-lane roundabout or traffic signal at the intersection of South Bowman Road 10 and Brodie Creek Trail, including landscape and restoration of landscape within the right-of-11 way provided when warranted, and when the need is met as determined by the City with the 12 various phases of the proposed apartment development. If the need for the improvement has 13 not been met by the final phase of the proposed apartment development the developer will place 14 the cost of the improvement with the City in the form of an in-lieu payment and allow the funds to remain with the City for a period of five (5) years from the date of completion of the final 15 16 phase of the proposed apartment development. If a traffic signal is constructed the constructed 17 signal improvements consist of necessary poles, foundations, mast arms, signal heads, 18 pedestrian poles and heads for pedestrians crossings as needed, conduits, wiring, cabinet, 19 controller, radio, video equipment, electrical service connection and all incidental work related 20 there to. Provide a fifty (50)-foot wide buffer along the northern boundary of the PRD, Planned 21 Residential Development. No trees are to be removed from the buffer, but additional plant 22 materials may be added as part of an approved Landscape Plan. That portion of the PRD 23 marked "Proposed Residential" will be developed as single-family residential, with lots widths 24 and home sizes similar to those in either the Brodie Creek and/or Woodlands Edge 25 developments.

SECTION 3. That the change in zoning classification contemplated for 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), 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.

SECTION 4. That this ordinance shall not take effect 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 hereby amended to the extent and in the respects
necessary to affect and designate the change provided for in Section 1 hereof.

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1	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase		
2	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of		
3	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
4	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
5	ordinance.		
6	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsisten		
7	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
8	PASSED: July 19, 2016		
9	ATTEST:	APPROVED:	
10			
11 12	Susan Langley, City Clerk	 Mark Stodola, Mayor	
12	APPROVED AS TO LEGAL FORM:	Mark Stouola, Mayor	
13 14	ATTROVED AS TO LEGAL FORM.		
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16	Thomas M. Carpenter, City Attorney	_	
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