1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED THE		
5	PARKS LONG-FORM PD-R, LOCATED ON THE EAST SIDE OF MANN		
6	ROAD, JUST SOUTH OF WILDERNESS ROAD, IN THE 9500 - 9700		
7	BLOCK OF MANN ROAD (Z-9220), LITTLE ROCK, ARKANSAS,		
8	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE		
9	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
10			
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	Z-9220 : A TRACT OF LAND BEING ALL OF THE SW 1/4 OF THE SW 1/4, AND		
16	ALL OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4, AND ALL OF THE NE 1/4 OF		
17	THE SW 1/4, AND PART OF THE NW 1/4 OF THE SW1/4, AND PART OF THE		
18	SE1/4 OF THE NW1/4, ALL IN SECTION 2, T-1-S, R-13-W, PULASKI COUNTY,		
19	ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS		

FOLLOWS: BEGINNING AT THE SW CORNER OF THE ABOVE SAID 20 SECTION 2; THENCE N0°07'46"W ALONG THE WEST LINE OF THE ABOVE 21 22 SAID SECTION 2, 1,337.77 FEET TO THE NW CORNER OF THE SW1/4 OF THE 23 SW1/4 OF THE ABOVE SAID SECTION 2; THENCE N88°55'05"E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW1/4 OF THE ABOVE SAID SECTION 24 2, 896.83 FEET; THENCE N0°07'45"W, 648.00 FEET; THENCE N88°55'05"E, 25 26 300.00 FEET; THENCE N0°07'45"W, 416.26 FEET TO A POINT ON THE 27 SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD; THENCE N53°16'36"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD, 635.57 28 29 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD ON THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A 30 31 DELTA OF 4°27'24", AND A RADIUS OF 8,038.46 FEET) AND A CHORD 32 BEARING AND DISTANCE OF N51°02'48"E, 625.10 FEET; THENCE 33 N48°49'12"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN

1 ROAD, 539.42 FT. TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE 2 ABOVE SAID SECTION 2; THENCE S0°10'52"W, ALONG THE EAST LINE OF 3 THE SE 1/4 OF THE NW 1/4 OF THE ABOVE SAID SECTION 2, 895.36 FT. TO THE 4 CENTER OF THE ABOVE SAID SECTION 2; THENCE S0°04'50"E, ALONG 5 THE EAST LINE OF THE SW 1/4 OF THE ABOVE SAID SECTION 2, 2010.77 FEET, TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE 6 ABOVE SAID SECTION 2; THENCE S89°10'47"W, ALONG THE NORTH LINE 7 8 OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE ABOVE SAID SECTION 2. 9 1,349.17 FEET TO THE NW CORNER OF THE S ½ OF THE SE ¼ OF THE SW ¼ 10 OF THE ABOVE SAID SECTION 2; THENCE S0°13'44"W, ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE ABOVE SAID SECTION 2, 660.42 11 12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE ABOVE SAID 13 SECTION 2; THENCE S88°34'18"W ALONG THE SOUTH LINE OF THE 14 ABOVE SAID SECTION 2, 1,316.73 FT. TO THE POINT OF BEGINNING, **CONTAINING 120.66 ACRES.** 15

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

- **Section 3.** That the change in zoning classification contemplated for the Parks Long-Form PD-R, located on East side of Mann Road just South of Wilderness Road in the 9500 9700 Block of Mann Road (Z-9220), 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.
 - **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, 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.
- 33 **PASSED:** July 5, 2017

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ATTEST:	APPROVED:	
Susan Langley, City Clerk	Mayor Mark Stodola	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
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