1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED		
5	LOTS 7 - 9 COLONEL GLENN TECH CENTRE LONG-FORM PCD,		
6	LOCATED ON THE NORTHEAST CORNER OF SOUTH BOWMAN		
7	ROAD AND COLONEL GLENN PLAZA DRIVE (Z-3371-CCC), LITTLE		
8	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF		
9	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
10	PURPOSES.		
11	I URI OSES.		
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 C-2,		
15	Shopping Center District, to PCD, Planned Commercial Development:		
16	Z-3371-CCC: Part of the S ½ of Section 16, T-1-N, R-13-W, Little Rock, Pulaski		
17	County, Arkansas, being more particularly described as follows: Commencing at the		
18	northwest corner of Lot 3R, the Village at Brodie Creek, thence N88°17'04"W, a		
19	distance of 724.88 feet to a point on the easterly right-of-way line of Bowman Road;		
20	thence along said easterly right-of-way line the following courses: (1) N10°49'31"W,		
21	214.00 feet; (2) N07°36'12"W, 167.18 feet to the point of beginning; thence continue		
22	along said easterly right-of-way line the following courses: (1) N07°36'12"W, 49.72		
23	feet; (2) N07°32'48"W, 180.27 feet; (3) along the arc of a 642.54-foot radius curve to		
24	the right having a chord bearing and distance of N08°55'58"E, 364.53 feet; (4)		
25	N25°27'11"E 129.82 feet; thence S87°53'28"E a distance of 604.46 feet; thence		
26	S87°45'57"E a distance of 398.57 feet; thence S48°08'51"E a distance of 458.63 feet;		
27	thence S41°51'09"W a distance of 594.76 feet; thence along the arc of a 25.0-foot		
28	radius curve to the right having a chord bearing an distance of S82°48'51"W, 32.78		
29	feet; thence along the arc of a 380.0-foot radius curve to the left having a chord		
30	bearing and distance of N72°20'07"W, 210.90 feet; thence N88°26'48"W, a distance		
31	of 796.05 feet to the point of beginning containing 20.4493 acres, more or less.		
32	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
33	Rock Planning Commission and the following additional conditions:		

• The maximum building height allowed is thirty-five (35) feet.

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• All storm drainage will remain on the east side of South Bowman Road.

- Sanitary sewer will be extended along the east side of South Bowman Road into the project.
 - Dark sky fixtures will be used. Building mounted lighting will be used where practical and the selected fixtures will direct the light downward, not up and out. LED polemounted fixtures that also direct the light downward will be used along the driveways and parking lots. The pole height will not exceed thirty (30) feet, and the Developer will use "best efforts" to use shorter poles in the west parking lot of Lot 7.
 - At the time the advanced grading buffer along South Bowman Road is removed, the Developer will install the retaining walls and required landscaping.
 - The ground-mounted pylon sign at the northeast corner of South Bowman Road and Colonel Glenn Plaza Drive will be a maximum of twenty-eight (28) feet in height.
 - No additional ground sign is allowed on South Bowman Road.
 - The street improvements to South Bowman Road will be completed with the development of either, Lot 7 or 8, whichever occurs first.
 - With the development of the first lot, Lot 9, the street improvements to Colonel Glenn Plaza Drive and Colonel Glenn Plaza Court will be completed. A thirty-six (36)-foot street with a five (5)-foot sidewalk will be installed along the north side of Colonel Glenn Plaza Drive and on the west side of Colonel Glenn Plaza Court. The sidewalk on the north and east sides of Colonel Glenn Plaza Drive will allow a sidewalk connection from South Bowman Road to an existing sidewalk adjacent to Crain Ford. The sidewalk South of Colonel Glenn Plaza Drive will be constructed with the development of each of the lots.
- **Section 3.** That the change in zoning classification contemplated for Lots 7 9 Colonel Glenn Tech Centre Long-Form PCD, located on the northeast corner of South Bowman Road and Colonel Glenn Plaza Drive (Z-3371-CCC), 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

1	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
2	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.			
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5	PASSED: August 7, 2018	SED: August 7, 2018		
6	ATTEST:	APPROVED:		
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9	Susan Langley, City Clerk	Mark Stodola, Mayor		
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11 12	APPROVED AS TO LEGAL FORM:			
13	AFFROVED AS TO LEGAL FORM:			
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15	Thomas M. Carpenter, City Attorney			
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