ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
WILDWOOD PLACE SUBDIVISION REVISED LONG-FORM PD-R,
LOCATED SOUTH OF DENNY ROAD ON WILDCREEK CIRCLE (Z-
8559-C), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from Revised
– Residential:

Z-8559-C: PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI
COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 27, BLOCK 7,
WILDWOOD PLACE ADDITION, PHASE 5 (UNRECORDED), CITY OF LITTLE
ROCK, ARKANSAS; THENCE N32°31'46"E, A DISTANCE OF
335.72 FEET; THENCE ALONG THE ARC OF A 422.50 FOOT RADIUS CURVE
TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S32°36'02"E,
26.38 FEET; THENCE S34°23'22"E, A DISTANCE OF 12.08 FEET; THENCE
N55°36'38"E, A DISTANCE OF 255.00 FEET TO THE SOUTHWESTERLY
RIGHT-OF-WAY LINE OF AN AP&L TRANSMISSION LINE EASEMENT;
THENCE S34°01'06"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY
LINE OF EASEMENT, A DISTANCE OF 526.75 FEET; THENCE S33°47'27"E,
ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EASEMENT, A
DISTANCE OF 80.23 FEET; THENCE S01°14'17"E, A DISTANCE OF 860.71
FEET TO THE NORTH LINE OF A 50 FOOT CENTRAL ARKANSAS RAW
WATERLINE RIGHT-OF-WAY; THENCE N87°40'20"W, ALONG SAID NORTH
RIGHT-OF-WAY LINE, A DISTANCE OF 541.76 FEET; THENCE N81°37'04"W,
ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 62.21 FEET;
THENCE N07°22'05"W, A DISTANCE OF 214.97 FEET; THENCE N01°14'17"W, A DISTANCE OF 324.05 FEET; THENCE N34°23'22"W, A DISTANCE OF 259.06 FEET; THENCE N57°28'14"W, A DISTANCE OF 85.54 FEET; THENCE N32°31'46"E, A DISTANCE OF 165.00 FEET; THENCE N57°28'14"W, A DISTANCE OF 3.28 FEET TO THE POINT OF BEGINNING. CONTAINING 18.1273 ACRES, MORE OR LESS.

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 Wildwood Place Subdivision Revised Long-Form PD-R, located South of Denny Road on Wildcreek Circle (Z-8559-C), 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.

PASSED: January 16, 2018

ATTEST:                                    APPROVED:

____________________________________    _____________________________________
Susan Langley, City Clerk                Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney