ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED COPPER RUN LONG-FORM PD-R, LOCATED AT 16901 PRIDE VALLEY ROAD (Z-9261), 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 R-2, Single-Family District, to PD-R, Planned Development – Residential, Zoning District:

THENCE S01°42'52"W, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 659.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, IRIS SUBDIVISION; THENCE S01°32'52"W, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 658.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, IRIS SUBDIVISION; THENCE S89°28'48"E, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 667.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE S47°04'14"W, A DISTANCE OF 295.83 FEET; THENCE S85°47'18"W, A DISTANCE OF 192.25 FEET; THENCE S57°39'47"W, A DISTANCE OF 335.61 FEET; THENCE S70°01'11"W, A DISTANCE OF 179.17 FEET; THENCE S60°57'35"W, A DISTANCE OF 312.90 FEET; THENCE S84°53'29"W, A DISTANCE OF 203.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, IRIS SUBDIVISION; THENCE N01°22'41"E, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 656.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, IRIS SUBDIVISION; THENCE N02°22'41"E, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 509.62 FEET; THENCE N48°32'34"W, A DISTANCE OF 630.39 FEET; THENCE N01°42'52"E, A DISTANCE OF 400.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, IRIS SUBDIVISION; THENCE S88°18'08"E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 495.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, IRIS SUBDIVISION; THENCE N01°52'37"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 639.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.9293 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 Copper Run Long-Form PD-R, located at 16901 Pride Valley Road (Z-9261), 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: November 7, 2017

ATTEST: APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney