AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
GOODWIN MANOR LONG-FORM PCD, LOCATED AT 3708 GARRISON
ROAD (Z-9500), LITTLE ROCK, PULASKI COUNTY, 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 PCD, Planned Commercial District:

Z-9500: Described as part of the NE ¼, the NW ¼ NE ¼ and the
SW ¼ NE ¼ of Section 25, T-2-N, R-15-W, Pulaski County, Arkansas being more
particularly described as follows: commencing at the NW corner of said NE ¼ of the
NW ¼ of said Section 25; thence North 89°53'50" East along the north line of said NE
¼ of the NW ¼, a distance of 717.18 feet; thence South 00°13'07" West, a distance of
257.24 feet; thence South 88°17'19" East, a distance of 492.97 feet; thence North
86°41'41" East, a distance of 332.84 feet; thence North 06°11'26" East, a distance of
105.21 feet; thence South 44°58'27" East, a distance of 361.22 feet; thence South
61°50'53" East, a distance of 205.84 feet; thence South 48°53'32" East, a distance of
293.38 feet; thence South 24°14'10" East, a distance of 139.50 feet; thence South
18°04'28" East, a distance of 39.14 feet to the centerline of an asphalt road; thence
North 63°31'58" East along said centerline, a distance of 55.97 feet; thence North
71°56'01" East along said centerline, a distance of 117.36 feet; thence along said
centerline on a curve to the left having a radius of 221.32 feet an arc length of 206.48
feet and a chord which bears North 42°54'05" East 199.07 feet; thence North
12°00'17" East, a distance of 89.93 feet; thence North 00°55'43" West along said
centerline, a distance of 49.66 feet; thence along said centerline on a curve to the left
having a radius of 65.17 feet an arc length of 51.44 feet and a chord which bears North
12°24'48" West 50.11 feet; thence North 37°09'29" West along said centerline, a
distance of 97.27 feet; thence North 51°08'42" West along said centerline, a distance
of 42.69 feet; thence along said centerline on a curve to the right having a radius of
15.55 feet, an arc length of 30.72 feet and a chord which bears North 44°30'39" East 30.72 feet; thence, South 61°16'58" East along said centerline, a distance of 41.16 feet; thence South 66°08'53" East along said centerline, a distance of 94.61 feet to a point on the east line of the NE ¼ of said Section 25; thence South 00°51'17" East along said east line, a distance of 945.78 feet; thence South 00°34'40" East along said east line, a distance of 1334.30 feet; thence North 40°30'59" West, a distance of 1730.39 feet; thence South 88°57'41" West along the south line of said NE ¼ NW ¼, a distance of 1539.11 feet to the SW corner of said NE ¼ NW ¼; thence North 00°02'05" West along the west line of said NE ¼ NW ¼ a distance of 1387.27 feet to the Point of Beginning.

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

Section 3. That the change in zoning classification contemplated for Goodwin Manor Long-Form PCD, located at 3708 Garrison Road (Z-9500), 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: December 1, 2020

ATTEST: APPROVED:

______________________________________  ______________________________________
Susan Langley, City Clerk    Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney