ORDINANCE NO. ____________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
HERRICK HEIGHTS LONG-FORM PD-R, LOCATED ON THE WEST
SIDE OF SOUTH BOWMAN ROAD BETWEEN BRODIE CREEK
SUBDIVISION AND THE POINTE AT BRODIE CREEK APARTMENTS
(Z-8503-D), 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:

Z-8503-D: PART OF THE NW 1/4, NW 1/4, SECTION 16, & THE NE 1/4, NE 1/4,
SECTION 17; T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE
PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF
SECTON 16, T-1-N, R-13-W; THENCE S87°59'29"E, 921.38 FEET TO THE
CENTERLINE OF BOWMAN ROAD; THENCE ALONG SAID CENTERLINE
S02°48'16"E, 26.98 FEET; THENCE S02°47'37"E, 46.78 FEET; THENCE
S04°31'09"E, 99.68 FEET; THENCE S05°35'00"E, 101.62 FEET; THENCE
S07°12'55"E, 95.95 FEET; THENCE S09°07'24"E, 89.97 FEET; THENCE
S09°38'45"E, 107.19 FT.; THENCE S09°03'39"E, 75.60 FT.; THENCE S02°22'53"E,
23.99 FEET; THENCE S00°20'28"W, 39.20 FEET; THENCE S08°19'25"W, 44.66
FEET; THENCE S11°22'38"W, 86.09 FEET; THENCE S08°08'24"W, 53.59 FEET;
THENCE S00°46'20"E, 47.27 FEET; THENCE S08°53'53"E, 56.77 FEET;
THENCE S11°24'09"E, 48.68 FEET; THENCE S11°38'19"E, 106.40 FEET;
THENCE S11°12'58"E, 104.75 FEET; THENCE S11°39'42"E, 72.86 FEET;
THENCE LEAVING SAID CENTERLINE N88°17'52"W, 1075.55 FEET; THENCE
S01°22'11"W, 10.00 FEET; THENCE N88°06'55"W, 1314.94 FEET; THENCE
N01°18'43"E, 1274.48 FEET; THENCE N89°45'10"E, 1316.70 FEET TO THE
POINT OF BEGINNING, CONTAINING 69.049 ACRES. AND THE ADJACENT
FLOODWAY FOR BRODIE CREEK AS SHOWN ON FIRM PANEL 05119C0431G
DATED JULY 6, 2015, DESCRIBED AS THE FLOODWAY ACROSS BLOCKS 2, 3, 6, & 8 HERRICK HEIGHTS, AN ADDITION TO PULASKI COUNTY, ARKANSAS LESS AND EXCEPT LOT 4, BLOCK 3 OF SAID HERRICK HEIGHTS ADDITION, CONTAINING APPROXIMATELY 4.9 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 Herrick Heights Long-Form PD-R, located on the west side of South Bowman Road between Brodie Creek Subdivision and the Pointe at Brodie Creek Apartments (Z-8503-D), 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: March 1, 2016

ATTEST: APPROVED:

____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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