

1 **Section 4.** That at the public meeting of the Little Rock Board of Directors on May 2, 2023, the
2 applicant asked that the follow conditions be imposed upon this development:

- 3 (a) The pond situated on the property is located in wetlands and is subject to the terms and conditions
4 of all applicable Federal and State Laws, rules and regulations governing the property. Any non-
5 natural change to the pond shall require amendment of this POD with public notice as required by
6 applicable ordinances and procedures of the City of Little Rock.
- 7 (b) At a minimum, athletic field lighting shall have light poles and fixtures not to exceed seventy (70)
8 feet in height, less if feasible. Light fixtures shall be LED or substantially similar lighting
9 technology and shall be directional and shielded to minimize visibility with minimal bleed over to
10 adjacent properties.
- 11 (c) Events on the athletic fields shall be reasonably scheduled to end before 9:00 PM and lights shall
12 be turned off as soon as possible after any competition, taking into consideration the safety of
13 participants, students, visitors and school staff. Exceptions to the 9:00 PM lights out requirement
14 shall be limited to occasional athletic contests that extend into overtime in accordance with
15 applicable Arkansas Activities Association (or successor) rules.
- 16 (d) All public address system speakers shall be installed near and directed toward the spectator
17 bleachers and sitting areas and shall not project directly toward neighboring properties to the east,
18 north and south.
- 19 (e) Black chain link fencing with a top bar for support shall be installed and permanently maintained
20 in good condition around the entire property. With the exception of fencing installed parallel to
21 Ranch Drive, or in areas where Little Rock ordinances mandate otherwise, all fencing surrounding
22 the entire property shall be eight (8) feet in height.
- 23 (f) Fencing around the portion of the campus encompassing athletic fields, adjoining parking lots and
24 the pond shall be installed within, but not on the property line of the property in order to create a
25 natural undisturbed buffer for both the school and adjoining property owners. Fence construction
26 within the undisturbed buffer shall be undertaken with the goal of minimizing the impact on the
27 undisturbed buffer. The location of the fence within the Applicant's property shall be determined
28 by the Applicant applying reasonable industry standards of fence construction on properties of
29 similar type, terrain and slope and in compliance with applicable City Ordinances.

30 **Section 5.** That this ordinance shall not take effect and be in full force until the final plan approval.

31 **Section 6.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
32 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
33 to affect and designate the change provided for in Section 1 hereof.

34 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
35 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

4 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
5 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6 **PASSED: May 2, 2023**

7 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

11 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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