AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
INNOVATION VALLEY SHORT-FORM PD-R, LOCATED SOUTHWEST
OF 13815 AND 13823 FERN VALLEY DRIVE (Z-9405), LITTLE ROCK,
ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF LITTLE ROCK; 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, and PRD, Planned Residential Development, to PD-R, Planned Developement –
Residential:

**Z-9405**: PART OF THE SW1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE
13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY
DESCRIBED FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF
THE SW1/4 SW1/4, SAID SECTION 8; THENCE S89°01'28"E ALONG THE
NORTH LINE THEREOF, 185.22 FEET; THENCE S26°11'16"E,
82.91 FEET; THENCE S57°10'37"E, 133.32 FEET; TO THE POINT OF
BEGINNING; THENCE S57°10'37"E, 162.78 FEET; THENCE S24°21'56"E, 180.00
FEET; THENCE S49°55'34"E, 81.28 FEET; THENCE N44°22'01"E, 303.38 FEET;
TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 13, WOODLANDS
EDGE. AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS;
THENCE NORTHWASTERLY ALONG THE SOUTH LINE OF LOTS 24 AND 25,
SAID BLOCK 13, BEING THE ARC OF A 330.00-FOOT RADIUS CURVE TO THE
RIGHT, A CHORD BEARING ANO DISTANCE OF N49°26'25"W, 106.51 FEET;
THENCE N40°08'57"W ALONG THE SOUTH LINE OF LOTS 25 AND 26, SAID
BLOCK 13, 127.88 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF
LOT 26, TRACT C-13, LOT 27 AND TRACT B-13, SAID BLOCK 13, BEING THE
ARC OF A 330.00-FOOT RADIUS CURVE TO THE LEFT,
A CHORD BEARING AND DISTANCE OF N70°48'07"W, 275.10 FEET TO POINT
ON THE EAST LINE OF A FIFTEEN (15)-FOOT SANITARY SEWER
EASEMENT; THENCE S20°07'55"W ALONG SAID EAST LINE, 180.84 FEET TO
THE POINT OF BEGINNING.

AND

TRACT C-13, BLOCK 13, WOODLANDS EDGE, AN ADDITION TO THE CITY
OF LITTLE ROCK, ARKANSAS, AS SHOWN ON PLAT RECORDED AS PLAT
2008027734, RECORDS OF PULASKI COUNTY, ARKANSAS.

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 Innovation Valley Short-form
PD-R, located southwest of 13815 and 13823 Fern Valley Drive (Z-9405), 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: June 4, 2019

ATTEST:                              APPROVED:

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

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney