AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED THE
UNITED METHODIST CHILDREN’S HOME CAMPUS LONG-FORM
POD, LOCATED AT 2002 SOUTH FILLMORE (Z-5574-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 POD, Planned Office Development:

Z-5574-D: A part of the Northwest Quarter Southwest Quarter of Section 7,
Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly
described as beginning at a found iron pin for the northeast corner of said NW ¼ SW
¼; thence along the east boundary of said NW ¼ SW ¼, South 01 degrees 12 minutes
58 seconds west, 1290.16 feet to a found iron pin; thence leaving said east boundary,
north 88 degrees 27 minutes 21 seconds west 459.28 feet to a found iron pin in
concrete, said point being forty (40) feet offset east of the centerline of Coleman
Creek; thence continuing along a line offset forty (40) feet from the centerline of
Coleman Creek the following bearings and distances: North 37 degrees 58 minutes
50 seconds west, 364.52 feet to an iron pin in concrete; north 52 degrees 16 minutes
21 seconds west 207.93 feet to an iron pin in concrete; north 65 degrees 13 minutes 32
seconds west 173.55 feet to an iron pin in concrete; north 50 degrees 32 minutes 57
seconds west 62.99 feet to an iron pin in concrete; north 32 degrees 24 minutes 40
seconds west 84.09 feet to an iron pin in concrete; thence leaving said 40 foot offset
line, north 00 degrees 10 minutes 00 seconds east 797.49 feet to a found iron pin on
the north boundary of said NW ¼ SW ¼; thence along said north boundary south 87
degrees 52 minutes 15 seconds east 1063.40 feet to the point of beginning.

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 The United Methodist Children’s
Home Campus Long-Form POD, located at 2002 South Fillmore (Z-5574-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: June 6, 2017

ATTEST:                                    APPROVED:

___________________________________  __________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney