

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED WELLBORN SHORT-FORM PD-R, LOCATED AT 3901 NORTH LOOKOUT ROAD (Z-9226), 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-9226: Lots 9 and 10, Block 2, Replat of Doyle Place Addition to the City of Little Rock, Pulaski County, Arkansas, less and except a tract of land on Lot 9, Block 2, Replat of Doyle Place Addition to the City of Little Rock, Pulaski County, Arkansas, commencing at a found ½-inch rebar being the SW corner of Lot 8, Block 2, 60.0 feet to the southwest corner of said Lot 9; thence North 80°20' East, along the south line of said Lot 8, Block 2, 60.0 feet to the southwest corner of said Lot 9; thence North 0°18' East, along the west line of said Lot 9, 66.0 feet to the point of beginning; thence continue along said west line of Lot 9, North 0°18' East 65.0 feet to the south right-of-way line of North Lookout Road (a fifty (50)-foot right-of-way); thence South 87°11' East, along said right-of-way, 10.0 feet; thence South 0°18' West, 64.5 feet; thence North 89°41' West, 10.0 feet to the west line of said Lot 9 and 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 Wellborn Short-Form PD-R, located at 3901 North Lookout Road (Z-9226), 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.

1 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
2 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
3 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
4 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
5 ordinance.

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7 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: August 15, 2017**

9 **ATTEST:**

APPROVED:

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12 **Susan Langley, City Clerk**

Mark Stodola, Mayor

13 **APPROVED AS TO LEGAL FORM:**

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16 **Thomas M. Carpenter, City Attorney**

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