

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT, TITLED TRACT 1 A WILDWOOD PLACE NEIGHBORHOOD PARK AND POOL REVISED PD-R, LOCATED ON THE SOUTH SIDE OF DENNY ROAD BETWEEN WILDWOOD PLACE SUBDIVISION AND WILDWOOD PREFORMING CENTER FOR THE ARTS (Z-8559-B), 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 PD-R, Planned Development - Residential to Revised PD-R, Planned Development - Residential:

Z-8559-B: Part of the NE ¼ of Section 34, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as follows: Commencing at the southeast corner of the SE ¼ NE ¼, said Section 34; thence N01°59'08"E along the east line of said SE ¼ NE ¼, 452.01 feet; thence S44°04'24"W, 749.21 feet; thence S01°14'17"E, 248.38 feet; thence S01°14'17"E, 459.79 feet; thence S88°45'43"W, 452.16 feet; thence N34°23'22"W, 575.12 feet; thence N57°28'14"W, 994.62 feet; thence N50°10'36"W, 100.0 feet; thence N32°31'44"E, 699.07 feet to the point of beginning; thence N32°31'44"E, 366.90 feet; thence N50°10'00"E, 37.09 feet; thence S39°50'00"E, 54.35 feet; thence S51°19'35"E 68.56 feet; thence S80°54'46"E, 73.79 feet; thence along the arc of a 475.0 foot radius curve to the right, having a chord bearing and distance of S13°46'09"W, 95.47 feet; thence along the arc of a 524.61-foot radius curve to the left, having a chord bearing and distance of S02°16'59"W, 118.84 feet; thence N87°43'01"W, 5.00 feet; thence N57°28'14"W, 271.77 feet; thence N63°37'35"W, 34.31 feet; thence N74°28'14"W, 26.17 feet; thence N80°57'22"W, 10.0 feet; thence S89°09'17"W, 45.08 feet; thence S69°07'31"W, 66.15 feet; thence N57°28'16"W, 59.59 feet to the point of beginning containing 3.0296 acres, more or less.

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

1 **Section 3.** That the change in zoning classification contemplated for Tract 1 A Wildwood Place
2 Neighborhood Park and Pool Revised PD-R, located on the south side of Denny Road between Wildwood
3 Place Subdivision and Wildwood Performing Center for the Arts (Z-8559-B), is conditioned upon obtaining
4 final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
5 Ordinances.

6 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

7 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
8 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
9 to affect and designate the change provided for in Section 1 hereof.

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

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

17 **PASSED: October 18, 2016**

18 **ATTEST:**

APPROVED:

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21 **Susan Langley, City Clerk**

Mark Stodola, Mayor

22 **APPROVED AS TO LEGAL FORM:**

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

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