1   **ORDINANCE NO. _____**

2

3   **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**

4   **AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED**

5   **LANDMARK APARTMENTS REVISED LONG-FORM PD-R, LOCATED**

6   **AT 16000 RUSHMORE AVENUE (Z-6120-Q), LITTLE ROCK,**

7   **ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY**

8   **OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

9

10   **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**

11 **ARKANSAS.**

12   **Section 1.** That the zoning classification of the following described property be changed from Revised

13 PD-R, Planned Development – Residential, to Revised PD-R, Planned Development - Residential:

14   **Z-6120-Q: Part of the W ½ of Section 7, T-1-N, R-13-W, Little Rock, Pulaski County,**

15   **Arkansas, more particularly described as: Commencing at the NE corner of the SE**

16   **¼ NW ¼ Section 7, T-1-N, R-13-W, Little Rock, Pulaski County, Arkansas; thence**

17   **S54°44'38"E, 812.98 feet to a point on the west right-of-way line of Rushmore Avenue**

18   **and the point of beginning; thence S14°43'20"E along said right-of-way line 73.58**

19   **feet; thence southwesterly continuing along said west right-of-way line being the arc**

20   **of a 1259.78-foot radius curve to the right having a chord bearing and distance of**

21   **S02°29'32"W, 745.69 feet; thence N80°08'05"W, 369.35 feet; thence N48°08'05"W,**

22   **185.00 feet; thence N70°01'21"W, 849.65 feet; thence N19°22'26"E, 223.08 feet;**

23   **thence N61°40'53"E, 84.22 feet; thence N11°07'29"W, 172.46 feet; thence**

24   **N68°18'12"E, 112.52 feet; thence N58°28'49"E, 167.39 feet; thence N68°33'15"E,**

25   **33.13 feet to a point on the south right-of-way line of Capitol Hills Boulevard; thence**

26   **easterly along said south right-of-way line the following (1) easterly along the arc of**

27   **a 2055.33-foot radius curve to the right a chord bearing and distance of S68°53'58"E,**

28   **72.94 feet; (2) S67°39'44"E, 411.98 feet; (3) easterly along the arc of a 950.00-foot**

29   **radius curve to the left, a chord bearing and distance of S84°10'12"E, 539.82 feet and**

30   **(4) southeasterly along the arc of a 25.00-foot radius curve to the right a chord bearing**

31   **and distance of S57°41'57"E, 34.09 feet to the point of beginning containing 21.8925**

32   **acres, more or less.**

33

1   **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little

2 Rock Planning Commission.

3   **Section 3.** That the change in zoning classification contemplated for Landmark Apartments Revised

4 Long-Form PD-R, located at 16000 Rushmore Avenue (Z-6120-Q), is conditioned upon obtaining final

5 plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of

6 Ordinances.

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

8   **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,

9 Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary

10 to affect and designate the change provided for in Section 1 hereof.

11   **Section 6.** *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase, or

12 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

13 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

14 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the

15 ordinance.

16   **Section 7.** *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent with

17 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

18 **PASSED: August 15, 2017**

19 **ATTEST:**   **APPROVED:**

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21 _____   _____

22 **Susan Langley, City Clerk**   **Mark Stodola, Mayor**

23 **APPROVED AS TO LEGAL FORM:**

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

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