

ORDINANCE NO.

AN ORDINANCE TO APPROVED A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED HERRICK HEIGHTS LONG-FORM PD-R, LOCATED ON THE WEST SIDE OF SOUTH BOWMAN ROAD, BETWEEN BRODIE CREEK SUBDIVISION AND THE POINTE AT BRODIE CREEK APARTMENTS (Z-8503-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 PD-R, Planned Development - Residential:

**Z-8503-D: PART OF THE NW 1/4, NW 1/4, SECTION 16, & THE NE 1/4, NE 1/4, SECTION 17; T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF SECTON 16, T-1-N, R-13-W; THENCE S87°59'29"E, 921.38 FEET TO THE CENTERLINE OF BOWMAN ROAD; THENCE ALONG SAID CENTERLINE S02°48'16"E, 26.98 FEET; THENCE S02°47'37"E, 46.78 FEET; THENCE S04°31'09"E, 99.68 FEET; THENCE S05°35'00"E, 101.62 FEET; THENCE S07°12'55"E, 95.95 FEET; THENCE S09°07'24"E, 89.97 FEET; THENCE S09°38'45"E, 107.19 FEET; THENCE S09°03'39"E, 75.60 FEET; THENCE S02°22'53"E, 23.99 FEET; THENCE S00°20'28"W, 39.20 FEET; THENCE S08°19'25"W, 44.66 FEET; THENCE S11°22'38"W, 86.09 FEET; THENCE S08°08'24"W, 53.59 FEET; THENCE S00°46'20"E, 47.27 FEET; THENCE S08°53'53"E, 56.77 FEET; THENCE S11°24'09"E, 48.68 FEET; THENCE S11°38'19"E, 106.40 FEET; THENCE S11°12'58"E, 104.75 FEET; THENCE S11°39'42"E, 72.86 FEET; THENCE LEAVING SAID CENTERLINE N88°17'52"W, 1075.55 FEET; THENCE S01°22'11"W, 10.00 FEET; THENCE N88°06'55"W, 1314.94 FEET; THENCE N01°18'43"E, 1274.48 FEET; THENCE N89°45'10"E, 1316.70 FEET TO THE POINT OF BEGINNING, CONTAINING 69.049 ACRES.**

1           **AND THE ADJACENT FLOODWAY FOR BRODIE CREEK AS SHOWN ON**  
2           **FIRM PANEL 05119C0431G DATED JULY 6, 2015, DESCRIBED AS THE**  
3           **FLOODWAY ACROSS BLOCKS 2, 3, 6, & 8 HERRICK HEIGHTS, AN**  
4           **ADDITION TO PULASKI COUNTY, ARKANSAS LESS AND EXCEPT LOT 4,**  
5           **BLOCK 3 OF SAID HERRICK HEIGHTS ADDITION, CONTAINING**  
6           **APPROXIMATELY 4.9 ACRES, MORE OR LESS.**

7           **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little  
8 Rock Planning Commission including the following additional conditions:

- 9           1. Construct a single-lane roundabout or traffic signal at the intersection of South Bowman Road  
10           and Brodie Creek Trail, including landscape and restoration of landscape within the right-of-  
11           way provided when warranted, and when the need is met as determined by the City with the  
12           various phases of the proposed apartment development. If the need for the improvement has  
13           not been met by the final phase of the proposed apartment development the developer will place  
14           the cost of the improvement with the City in the form of an in-lieu payment and allow the funds  
15           to remain with the City for a period of five (5) years from the date of completion of the final  
16           phase of the proposed apartment development. If a traffic signal is constructed the constructed  
17           signal improvements consist of necessary poles, foundations, mast arms, signal heads,  
18           pedestrian poles and heads for pedestrians crossings as needed, conduits, wiring, cabinet,  
19           controller, radio, video equipment, electrical service connection and all incidental work related  
20           there to. Provide a fifty (50)-foot wide buffer along the northern boundary of the PRD, Planned  
21           Residential Development. No trees are to be removed from the buffer, but additional plant  
22           materials may be added as part of an approved Landscape Plan. That portion of the PRD  
23           marked "Proposed Residential" will be developed as single-family residential, with lots widths  
24           and home sizes similar to those in either the Brodie Creek and/or Woodlands Edge  
25           developments.

26           **Section 3.** That the change in zoning classification contemplated for Herrick Heights Long-Form PD-  
27 R, located on the west side of South Bowman Road between Brodie Creek Subdivision and the Pointe at  
28 Brodie Creek Apartments (Z-8503-D), is conditioned upon obtaining final plan approval within the time  
29 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

31           **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
32 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary  
33 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 2, 2016**

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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