

- 1 • All storm drainage will remain on the east side of South Bowman Road.
- 2 • Sanitary sewer will be extended along the east side of South Bowman Road into the
- 3 project.
- 4 • Dark sky fixtures will be used. Building mounted lighting will be used where practical
- 5 and the selected fixtures will direct the light downward, not up and out. LED pole-
- 6 mounted fixtures that also direct the light downward will be used along the driveways
- 7 and parking lots. The pole height will not exceed thirty (30) feet, and the Developer
- 8 will use “best efforts” to use shorter poles in the west parking lot of Lot 7.
- 9 • At the time the advanced grading buffer along South Bowman Road is removed, the
- 10 Developer will install the retaining walls and required landscaping.
- 11 • The ground-mounted pylon sign at the northeast corner of South Bowman Road and
- 12 Colonel Glenn Plaza Drive will be a maximum of twenty-eight (28) feet in height.
- 13 • No additional ground sign is allowed on South Bowman Road.
- 14 • The street improvements to South Bowman Road will be completed with the
- 15 development of either, Lot 7 or 8, whichever occurs first.
- 16 • With the development of the first lot, Lot 9, the street improvements to Colonel Glenn
- 17 Plaza Drive and Colonel Glenn Plaza Court will be completed. A thirty-six (36)-foot
- 18 street with a five (5)-foot sidewalk will be installed along the north side of Colonel
- 19 Glenn Plaza Drive and on the west side of Colonel Glenn Plaza Court. The sidewalk
- 20 on the north and east sides of Colonel Glenn Plaza Drive will allow a sidewalk
- 21 connection from South Bowman Road to an existing sidewalk adjacent to Crain Ford.
- 22 The sidewalk South of Colonel Glenn Plaza Drive will be constructed with the
- 23 development of each of the lots.

24 **Section 3.** That the change in zoning classification contemplated for Lots 7 – 9 Colonel Glenn Tech
25 Centre Long-Form PCD, located on the northeast corner of South Bowman Road and Colonel Glenn Plaza
26 Drive (Z-3371-CCC), is conditioned upon obtaining final plan approval within the time specified by
27 Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

29 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
30 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
31 to affect and designate the change provided for in Section 1 hereof.

32 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
33 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
34 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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

5 **PASSED: August 7, 2018**

6 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

Mark Stodola, Mayor

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12 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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