ORDINANCE	NO

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
STAGECOACH WEST II LONG-FORM PCD, LOCATED AT 10915
STAGECOACH ROAD (Z-5649-F), LITTLE ROCK, ARKANSAS,
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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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 PCD, Planned Commercial Development:

- 14 Z-5649-F: That part of the West half of the Northwest Quarter of Section 8, 15 Township 1 South, Range 13 West, Pulaski County, Arkansas, now in the City of 16 Little Rock, Arkansas. Described as follows: Beginning at the northeast corner of the 17 Southwest Quarter of the Northwest Quarter; thence South 02°21'22" West along the 18 east line of the Southwest Quarter of the Northwest Quarter 1200.07 feet; thence 19 North 88°14'45" West 329.43 feet; thence North 02°25'03" East 1096.61 feet to a point 20 on the south right-of-way line of Highway No. 5 as established by AHTD Job No. 21 061202; thence along said south right-of-way line of Highway No. 5 the following 22 courses: North 60°17'20" East 264.27 feet; thence North 69°15'41" East 96.18 feet; 23 thence North 58°20'04" East 19.14 feet to a point on the east line of the Northwest 24 Quarter of the Northwest Quarter; thence South 02°23'16" West along the east line 25 of the Northwest Quarter of the Northwest Quarter 81.82 feet to the point of 26 beginning containing 9.02 acres, more or less.
- Section 2. That the preliminary site development plan/plat be approved as recommended bythe Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Stagecoach West II LongForm PCD, located at 10915 Stagecoach Road (Z-5649-F), 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.

6 Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, 7 phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such 8 declaration or adjudication shall not affect the remaining portions of the ordinance which shall 9 remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional 10 was not originally a part of the ordinance.

11 Section 7. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are 12 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such 13 inconsistency.

14 **PASSED: January 17, 2017**

15	ATTEST:	APPROVED:	
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18	Susan Langley, City Clerk	Mark Stodola, Mayor	
19	APPROVED AS TO LEGAL FORM:		
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22	Thomas M. Carpenter, City Attorney		
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