1	ORDINANCE NO.	
2		
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT, TITLED	
5	VILLAGE AT HIDDEN CREEK PID, LOCATED AT 12110 STAGECOACH	
6	ROAD (Z-8235-C), LITTLE ROCK, ARKANSAS, AMENDING THE	
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,	
8	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 PID,	
13	Planned Industrial District, to Revised PID:	
14	<u>Z-7948-E</u> : DESCRIBED AS BEING A PORTION OF SECTION 7,	
15	T-1-S, R-13-W, PULASKI COUNTY, ARKANSAS; BEING MORE	
16	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE	
17	NORTHWEST CORNER OF SECTION 7, T-1-S,R-13-W; THENCE S02°47'53"W,	
18	ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 713.03' TO	
19	THE POINT OF BEGINNING; THENCE S45°32'27"E-104.48'; THENCE	
20	S42°06'27"E-200.00'; THENCE S41°54'37"E-200.15'; THENCE S41°12'52"E-	
21	199.20'; THENCE S62°57'22"E-200.10'; THENCE S50°47'37"E-201.00'; THENCE	
22	S82°30'57"E-200.70'; THENCE S46°52'17"E-200.00'; THENCE S15°10'43"W-	
23	100.00'; THENCE S30°52'47"E-200.00'; THENCE S18°31'22"E-200.00'; THENCE	
24 25	S12°10'02"E-159.20'; THENCE S28°13'02"E-157.70'; THENCE S44°25'32"E-	
25 26	183.50'; THENCE S08°01'10"E-82.16'; THENCE N88°14'09"W-280.41'; THENCE S09°29'27"E-736.93' TO A POINT ON THE NORTH RIGHT-OF-WAY OF	
20 27	ARKANSAS STATE HIGHWAY NO. 5 (STAGECOACH ROAD); THENCE	
28	ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING:	
29	(1) \$81°39'07''W-146.87', (2) \$80°42'31''W-498.04', (3) \$84°15'31''W-51.20';	
30	THENCE LEAVING SAID RIGHT-OF-WAY LINE N02°48'16"E-855.19'THENCE	
31	N87°23'12"W-824.69' TO A POINT LOCATED ON THE WEST LINE OF SAID	
22		

32 SECTION 7; THENCE N02°47'53"E, ALONG SAID WEST LINE, A DISTANCE
33 OF 1801.49', BACK TO THE POINT OF BEGINNING. CONTAINING 50.9190
34 ACRES, MORE OR LESS.

[Page 1 of 2]

1	Section 2. That the preliminary site develop	pment plan/plat be approved as presented to the Little Rock	
2	Planning Commission.		
3	Section 3. That the change in zoning classification contemplated for Village at Hidden Creek – PID		
4	located at 12110 Stagecoach Road (Z-8235-C), is conditioned upon obtaining final plan approval within		
5	the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of 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 19, 2021		
18	ATTEST:	APPROVED:	
19			
20 21	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
21	APPROVED AS TO LEGAL FORM:	Frank Scott, 51., Mayor	
22	ATTROVED AS TO LEGAL FORM.		
23 24			
25	Thomas M. Carpenter, City Attorney	-	
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