1	ORDINANCE NO			
2				
3	AN ORDINANCE APPROVING A PLANNED ZONING			
4	DEVELOPMENT AND ESTABLISHING A PLANNED COMMERCIAL			
5	DISTRICT TITLED BASELINE AND STAGECOACH COMMERCIAL			
6	DEVELOPMENT LONG-FORM PCD, LOCATED IN THE 8500			
7	BLOCK OF STAGECOACH ROAD AND THE			
8	12800 BLOCK OF BASELINE ROAD (Z-9074), LITTLE ROCK,			
9	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE			
10	CITY OF LITTLE ROCK; AND FOR OTHER PURPOSES.			
11				
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE			
13	ROCK, ARKANSAS.			
14				
15	<b>SECTION 1.</b> That the zoning classification of the following described property be			
16	changed from R-2, Single-family to PCD, Planned Commercial Development:			
17				
18	A tract of land lying in the Southeast 1/4 of Section 32, Township 01 North,			
19	Range 13 West, Pulaski County, Arkansas, being a portion of the tracts of			
20	land conveyed to HB Henderson described in Deed Book 435, Page 259 and			
21	in Deed Book 251, Page 109, and also being all of Tract 8 & Tract 9			
22	conveyed to Earl M. Simmons described in Instrument			
23	No. 2006058283 being described by metes and bounds as follows:			
24				
25	BEGINNING at a found 3/4" open pipe at the Northwest Corner of the			
26	Southeast 1/4 of the said Southeast 1/4 according to a survey done by			
27	William Ruck on July 1, 1985 and recorded in the Division of Land Surveys			
28	as File No. 473; THENCE along the East line of said HB Henderson Tract,			
29	South $02^{\circ}$ 05' 08" West a distance of 404.14 feet to a found 3/4" open pipe			
30	at the Northwest Corner of said Deed Book 435, Page 289; THENCE along			
31	the North line of said Tract. South 85° 47' 48" East a distance of 559 08			

feet to the West right-of-way of Arkansas State Highway 5 according to
AHTD Job #060446; THENCE along said right-of-way the following four
(4) courses: South $25^{\circ}$ 39' 14" West a distance of 6.93 feet; South $25^{\circ}$ 39
14" West a distance of 267.39 feet; South 32° 46' 44" West a distance of
205.00 feet; South 29° 08' 43" West a distance of 71.70 feet to the Northeas
corner of Lot 2 of Crackerbox Subdivision according to Instrument No
2000035548; THENCE along the North line of said Crackerbox
Subdivision, North 68° 44' 55" West a distance of 328.66 feet to a found
3/4" open pipe from which another 3/4" open pipe bears Southwest
65°04'42" West a distance of 0.11'; THENCE along the West line of said
Crackerbox Subdivision, South 03° 16' 58" West a distance of 484.89 fee
to the Southwest Corner of the Southeast 1/4 of the said Southeast 1/4
THENCE along the South line of Section 32, North 87° 40' 31" West a
distance of 443.04 feet to the Southwest corner of said Tract 9; THENCE
along the West line of said Tract, North 02° 23' 23" East crossing a found
7/8" steel rod at a distance of 30.48 feet, from which a found 5/8" rebai
bears South 54°31'12" West a distance of 0.12', and continuing for a
distance of 309.91 feet to a found 7/8" steel rod; THENCE North $87^{\circ}$ 42
38" West a distance of 76.66 feet; THENCE North 02° 00' 29" East a
distance of 1016.21 feet to a found 2" open pipe at the Southwest Corner of
HB Henderson Subdivision according to Plat Book 16, Page 5; THENCE
along the South line of said Subdivision, South $87^{\circ}$ 32' 18" East crossing a
found 7"x10" concrete monument at the Southwest corner of Lot 14 of said
Subdivision at a distance of 294.00 feet and continuing for a total distance
of 527.88 feet to a found 3.5"x5" broken concrete monument at the
Southeast corner of said Subdivision from which a found 1/2" rebar bears
South 10°53'08" West a distance of 0.61 feet; THENCE South 01° 24' 46'
West a distance of 31.52 feet to the POINT of BEGINNING containing
880,133 Square Feet or 20.21 Acres, more or less.
Basis of Bearing: NAD83 (CORS96) State Plane Coordinate System
Arkaneae North Zono based on PACIS reference station

1				
2	<b>SECTION 2.</b> That the preliminary site development plan/plat be approved as			
3	recommended by the Little Rock Planning Commission.			
4				
5	<b>SECTION 3.</b> That the change in zoning classification contemplated for Baseline			
6	and Stagecoach Commercial Development Long-form PCD, located in the 8500 Block of			
7	Stagecoach Road and the 12800 Block of Baseline Road (Z-9074) is conditioned upon			
8	obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section			
9	36-454 (e) of the Code of Ordinances.			
10				
11	<b>SECTION 4.</b> That the map referred to in Chapter 36 of the Code of Ordinances o			
12	the City of Little Rock, Arkansas, and designated district map be and is hereby amended to the			
13	extent and in the respects necessary to affect and designate the change provided for in Section			
14	1 hereof.			
15				
16	<b>SECTION 5.</b> That this Ordinance shall not take effect and be in full force until the			
17	final approval of the plan.			
18				
19	SECTION 6. Severability. In the event any title, section, paragraph, item			
20	sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or			
21	unconstitutional, such declaration or adjudication shall not affect the remaining portions of the			
22	ordinance which shall remain in full force and effect as if the portion so declared or adjudged			
23	invalid or unconstitutional was not originally a part of the ordinance.			
24				
25	<b>SECTION 7.</b> Repealer. All laws, ordinances, resolutions, or parts of the same			
26	that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of			
27	such inconsistency.			
28				
29				
30	PASSED:			

31

1	ATTEST:	APPROVED:
2		
3		
4		
5	City Clerk	Mayor
6		
7	APPROVED AS TO FORM:	
8		
9		
10		
11	City Attorney	
12	//	
13	//	