1	ORDINANCE NO.
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5	FITTS AUTO EXPANSION LONG-FORM PCD, LOCATED AT 8421
6	STAGECOACH ROAD (Z-6054-B), LITTLE ROCK, ARKANSAS, AND
7	<b>RECLASSIFYING PROPERTY LOCATED IN THE CITY OF LITTLE</b>
8	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
9	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
10	PURPOSES.
11	
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
13	ARKANSAS.
14	Section 1. That the zoning classification of the following described property be changed from R-2,
15	Single-Family District, to PCD, Planned Commercial Development:
16	Z-6054-B: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
17	QUARTER SECTION 33, TOWNSHIP NORTH 01 NORTH, RANGE 13 WEST,
18	PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARY DESCRIBED
19	AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE
20	SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
21	SECTION 33; THENCE SOUTH 87 DEGREES 06 MINUTES 31 SECONDS EAST
22	1,015.41 FEET TO A POINT SEPERATING THE ZONE AE FLOODPLAIN AND
23	THE ZONE AE FLOODWAY (FIRM PANEL 0501810091 F); THENCE ALONG
24	THE SAID SEPERATION LINE THE FOLLOWING EIGHT (8) COURSES AND
25	DISTANCES; THENCE SOUTH 60 DEGREES 26 MINUTES 11 SECONDS EAST
26	144.41 FEET TO A POINT; THENCE SOUTH 57 DEGREES 12 MINUTES 14
27	SECONDS WEST 232.85 FEET TO A POINT; THENCE SOUTH 64 DEGREES 48
28	MINUTES 42 SECONDS WEST 193.53 FEET TO A POINT; THENCE SOUTH 62
29	DEGREES 18 MINUTES 51 SECONDS WEST 232.68 FEET TO A POINT;
30	THENCE SOUTH 65 DEGREES 21 MINUTES 24 SECONDS WEST 172.84 FEET
31	TO A POINT; THENCE SOUTH 71 DEGREES 17 MINUTES 05 SECONDS WEST
32	80.22 FEET TO A POINT; THENCE 75 DEGREES 58 MINUTES 22 SECONDS
33	WEST 58.40 FEET TO A POINT; THENCE NORTH 61 DEGREES 34 MINUTES

1 15 SECONDS WEST 41.67 FEET TO A POINT ON THE WEST LINE OF THE
 2 SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE
 3 DEPARTING SAID SEPERATION LINE AND ALONG THE SAID WEST LINE
 4 NORTH 01 DEGREES 41 MINUTES 01 SECONDS EAST 503.11 FEET TO THE
 5 POINT OF BEGINNING CONTAINING 310,816 SQUARE-FEET OR 7.14 ACRES,
 6 MORE OR LESS, BE REZONED FROM R-2, SINGLE-FAMILY DISTRICT, TO
 7 PCD, PLANNED COMMERCIAL DEVELOPMENT.

8 Section 2. That the zoning classification of the following described property be changed from
 9 R-2, Single-Family District, to OS, Open Space District:

TRACT 2 FLOODWAY: - PART OF THE SOUTHWEST OUARTER OF THE 10 SOUTHWEST QUARTER SECTION 33, TOWNSHIP NORTH 01 NORTH, 11 RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE 12 13 PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT THE 14 SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE NORTH 01 DEGREES 41 15 MINUTES 01 SECONDS EAST 826.17 FEET TO POINT SEPERATING THE 16 17 ZONE AE FLOODPLAIN AND THE ZONE AE FLOODWAY (FIRM PANEL 0501810091 F); THENCE ALONG THE SAID SEPERATION LINE THE 18 19 FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE SOUTH 61 20 DEGREES 34 MINUTES 15 SECONDS EAST 41.67 FEET TO A POINT; THENCE 21 SOUTH 75 DEGREES 58 MINUTES 22 SECONDS EAST 58.40 FEET TO A 22 POINT; THENCE NORTH 71 DEGREES 17 MINUTES 05 SECONDS EAST 80.22 23 FEET TO A POINT; THENCE NORTH 65 DEGREES 21 MINUTES 24 SECONDS 24 EAST 172.84 FEET TO A POINT; THENCE NORHT 62 DEGREES 18 MINUTES 25 51 SECONDS EAST 232.68 FEET TO A POINT; THENCE NORTH 64 DEGREES 48 MINUTES 42 SECONDS EAST 193.53 FEET TO A POINT; THENCE NORTH 26 57 DEGREES 12 MINUTES 14 SECONDS EAST 232.85 FEET TO POINT; 27 28 THENCE NORTH 60 DEGREES 26 MINUTES 11 SECONDS EAST 144.41 FEET 29 TO A POINT ON THE NORRTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 06 30 MINUTES 31 SECONDS EAST 289.05 FEET TO A POINT; THENCE SOUTH 01 31 32 DEGREES 45 MINUTES 13 SECONDS WEST 1,316.51 FEET TO A POINT; 33 THENCE NORTH 87 DEGREES 40 MINUTES 07 SECONDS WEST 1,302.63 FEET 34 TO THE POINT OF BEGINNING; CONTAINING 1,413,347 SOUARE-FEET OR 1 2

## 32.45 ACRES, MORE OR LESS, BE REZONED FROM R-2, SINGLE-FAMILY DISTRICT, TO OS, OPEN SPACE DISTRICT.

Section 3. That the preliminary site development plan/plat be approved as recommended by the Little
Rock Planning Commission.

Section 4. That the change in zoning classification contemplated for Fitts Auto Expansion Long-Form
PCD, located at 8421 Stagecoach Road (Z-6054-B), 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.

8 **Section 5.** That this ordinance shall not take effect and be in full force until the final plan approval for 9 Fitts Auto Expansion Long-Form PCD, with the exception of the OS, Open Space District, zoning which 10 shall take effect and be in full force thirty (30) days after the date of its passage and approval.

Section 6. 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 changes provided for in Sections 1 and 2 hereof.

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

19 Section 8. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 20 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

21 **PASSED: February 7, 2017** 

22 **ATTEST: APPROVED:** 23 24 25 Susan Langley, City Clerk Mark Stodola, Mayor 26 **APPROVED AS TO LEGAL FORM:** 27 28 29 **Thomas M. Carpenter, City Attorney** 30 // 31 // 32 // 33  $\parallel$ 34 // 35 //