ORDINANCE NO.

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED ACE GENERAL CONTRACTORS LONG-FORM PID LOCATED AT 11201 STAGECOACH ROAD (Z-4324-A), CITY OF 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 I-2,
 Light Industrial District, to PID, Planned Industrial Development:

15 Z-4324-A: All that part of the Southwest Quarter of the Northwest Quarter Section 16 8, Township 1 South, Range 13 West, City of Little Rock, Pulaski County, Arkansas, 17 more particularly described as follows: the hereafter bearing system used in the legal description is based on the North American Datum of 1983, Arkansas North Zone 18 19 (031), grid North, (2012 Adjustment), commencing at the Northeast Corner of the 20 Northwest Quarter of the Northwest Quarter of said Section 8, said corner having a Geodetic Value of 34°39'21.20478" North Latitude, 92°25'43.22755" West Longitude 21 22 and a NAD-83 State Plane Coordinate Value of North 117,688.032 feet, East 1,183,401.552 feet; thence South 02°23'16" West along the East line thereof 1076.38 23 24 feet to the south right-of-way line of Stagecoach Road, also known as Arkansas State 25 Highway Number 5, as determined by the Arkansas State Highway and Transportation Department Job No. 061202 dated August 20, 2015; the following four 26 27 (4) course and Distances are along the south right-of-way line of Said Highway: 28 Thence South 58°20'04"W 19.14 feet to a point: thence South 69°15'41" West 96.18 29 feet to a point; thence South 60°17'20" West 68.12 feet to a point on the north line of 30 the SW ¹/₄ NW ¹/₄; thence continue South 60°17'20" West 196.15 feet to a 5/8-inch 31 rebar with a blue cap stamped PS# 1402 and the point of beginning said rebar having a Geodetic Value of 34"39'07.16245" North Latitude, 92°24'47.79266" West 32 33 Longitude and a NAD-83 State Plan Coordinate Value of North 116,269.947 feet, East 1,183,013.954 feet; thence South 02°00"52" West leaving said Highway 847.18 feet to 34

1 a 5/8-inch rebar; thence South 87°11'40" West 335.81 feet to a found 5/8 inch rebar; 2 thence north 02°24'06" East 665.44 feet to a 5/8 inch rebar in the south right-of-way 3 line of Arkansas State Highway No. 5 the following two (2) course and distances are along the south right-of-way of said highway; thence North 60°17'20" East 180.48 feet 4 5 to a 5/8 inch rebar; thence North 58°55'47" East 210.79 feet to the point of beginning, 6 containing 5.754 acre of land, more or less subject to a twenty-five (25)-foot sewer 7 easement to the City of Little Rock as shown on Instrument No. 84-04267, also subject 8 to an electric transmission line easement, the lines being shown on a survey by Ben 9 Kittler, Jr. PS# 0568 and dated August 31, 2016.

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Ace General Contractors Longform PID located at 11201 Stagecoach Road (Z-4324-A) 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.

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

16 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 necessaryto affect and designate the change provided for in Section 1 hereof.

19 Section 6. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or 20 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 21 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 22 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 23 ordinance.

24 **Section 7.** *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent with 25 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

26 **PASSED: June 19, 2018**

27 **ATTEST:**

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- 30 Susan Langley, City Clerk
- 31 APPROVED AS TO LEGAL FORM:
- 32 33 _____
- 34 Thomas M. Carpenter, City Attorney
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APPROVED:

Mark Stodola, Mayor