ORDINANCE NO.	
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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT 4 **ESTABLISH** A PLANNED **OFFICE** DISTRICT **TITLED** STAGECOACH VILLAGE LOT 1 REVISED SHORT-FORM POD, 5 LOCATED AT 9222 STAGECOACH ROAD (Z-6178-K), CITY OF LITTLE 6 ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF 7 THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER 8 PURPOSES. 9

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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 Revised POD, Planned Office Development, to Revised POD, Planned Office Development:

Z-6178-K: Part of the N ½, NE ¼, Section 5, T-1-S, R-13-W, Little Rock, Pulaski County, Arkansas, more particularly described as: commencing at the southwest corner of the N ½, NE ¼, of said Section 5; thence N02°24'49'E along the west line of said N ½, NE ¼, 792.50 feet; thence S86°50'23"E, 850.0 feet; thence S07°51'38"W, 131.19 feet to the point of beginning; thence S45°01'58"E, 291.40 feet; thence S19°43'11"W, 54.48 feet; thence S65°55'46"E. 182.33 feet to a point on the west rightof-way line of Arkansas State Highway No. 5 (Stagecoach Road); thence in a southwesterly direction along the west right-of-way line of said highway the following courses: S66°06'42"W, 28.75 feet; S20°13'01"W, 44.72 feet; S31°24'49"W, 218.10 feet; thence N58°35'01"W along the north right-of-way line of Stagecoach Village Drive 159.88 feet; thence northwesterly along the arc of a 100.00 foot radius curve to the right having a chord bearing and distance of N47°06'02"W, 51.14 feet; thence northwesterly along the arc of a 185.68 foot radius curve to the left having a chord bearing and distance of N44°34'28"W, 82.99 feet; thence northwesterly along the arc of a 50.0-foot radius curve to the right having a chord bearing and distance of N41°53'08"W, 26.89 feet; thence northwesterly along the arc of a 55.0-foot radius curve to the left having a chord bearing and distance of N78°36'42"W, 87.07 feet; thence southwesterly along the arc of a 25.0-foot radius curve to the right having a chord bearing and distance of S76°25'44"W, 18.15 feet; thence leaving said northerly

right-of-way N04°21'37'E, 130.03 feet; thence N31°57'11"E, 272.77 feet to the point				
of beginning containing 3.23 acres, more or less.				
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 class	ssification contemplated for Stagecoach Village Lot 1		
Revised Short-Form POD, located at 9222 Stagecoach Road (Z-6178-K), 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 Chapte	er 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.				
Section 6. 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.				
Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
PASSED: Jun	e 19, 2018			
ATTEST:		APPROVED:		
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Susan Langley		Mark Stodola, Mayor		
APPROVED A	AS TO LEGAL FORM:			
Thomas M. Ca	rpenter, City Attorney			
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