



1           THENCE DEPARTING SAID SEPARATION LINE AND ALONG THE SAID  
2           WEST LINE NORTH 01 DEGREES 41 MINUTES 01 SECONDS EAST 503.11  
3           FEET TO THE POINT OF BEGINNING CONTAINING 310,816 SQUARE FEET  
4           OR 7.14 ACRES MORE OR LESS AND PART OF THE NORTHWEST QUARTER  
5           OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH,  
6           RANGE 13 WEST, PULASKI COUNTY, ARKANSAS BEING MORE  
7           PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE  
8           SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE  
9           SOUTHWEST QUARTER, THENCE ALONG THE WEST LINE OF SAID  
10          NORTHWEST QUARTER OF THE SOUTHWEST QUARTER NORTH 02  
11          DEGREES 31 MINUTES 03 SECONDS EAST 41.39 FEET TO A FOUND ONE-  
12          HALF INCH REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS  
13          STATE HIGHWAY NUMBER 5; THENCE ALONG SAID RIGHT-OF-WAY LINE  
14          NORTH 70 DEGREES 40 MINUTES 46 SECONDS EAST 221.98 FEET TO A SET  
15          ON-HALF INCH REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY LINE  
16          SOUTH 02 DEGREES 31 MINUTES 03 SECONDS EAST 118.78 FEET TO A SET  
17          ONE-HALF INCH REBAR ON THE SOUTH LINE OF THE SAID NORTHWEST  
18          QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH  
19          LINE NORTH 87 DEGREES 06 MINUTES 31 SECONDS WEST 206.05 FEET TO  
20          THE POINT OF BEGINNING CONTAINING 17,860 SQUARE FEET OR 0.41  
21          ACRES MORE OR LESS be rezoned from R-2, Single-Family District, and PCD,  
22          Planned Commercial Development, to PCD, Planned Commercial Development.

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

25          **Section 3.** That the change in zoning classification contemplated for Fitts Auto Expansion Revised  
26          Long-Form PCD, located at 8421 Stagecoach Road (Z-6054-C), is conditioned upon obtaining final plan  
27          approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

29          **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
30          Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary  
31          to affect and designate the change provided for in Section 1 hereof.

32          **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
33          word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
34          adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
2 ordinance.

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

5 **PASSED: June 6, 2017**

6 **ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

10 **APPROVED AS TO LEGAL FORM:**

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**Thomas M. Carpenter, City Attorney**

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