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

22 SECONDS WEST 58.40 FEET TO A POINT; THENCE NORTH 61 DEGREES

34 MINUTES 15 SECONDS WEST 41.67 FEET TO A POINT ON THE WEST LINE

OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

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

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**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 Fitts Auto Expansion Revised Long-Form PCD, located at 8421 Stagecoach Road (Z-6054-C), 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 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 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

1	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
2	ordinance.		
3	<b>Section 7.</b> <i>Repealer.</i> 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:	
7			
8 9	Susan Langley, City Clerk	Mark Stodola, Mayor	
10	APPROVED AS TO LEGAL FORM:		
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13	Thomas M. Carpenter, City Attorney		
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