1	ORDINANCE NO.			
2				
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT			
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED G&S			
5	INSULATING SHORT-FORM PCD, LOCATED AT 11000 STAGECOACH			
6	ROAD (Z-6934-B), LITTLE ROCK, ARKANSAS, AMENDING THE			
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,			
8	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 PCD-			
13	expired, Planned Commercial Development - Expired, to PCD, Planned Commercial Development:			
14	Z-6934-B: A PART OF THE EAST ONE-THIRD OF THE NW 1/4 NW 1/4,			
15	SECTION 8, T-1-S, R-13-W, NOW IN THE CITY OF LITTLE ROCK, PULASKI			
16	COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:			
17	BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF THE LITTLE			
18	ROCK - HOT SPRINGS HIGHWAY, 100 FEET SOUTH 58 DEGREES WEST			
19	FROM THE INTERSECTION OF THE EAST LINE OF SAID NW 1/4 NW 1/4,			
20	SECTION 8, AND THE NORTH LINE OF SAID HIGHWAY, POINT BEING THE			
21	SOUTHERLY MOST POINT OF MARTIN PROPERTY ADJOINING ALONG			
22	THE NORTH AND EAST, AS FILED IN DEED BOOK 633, PAGE 543. FROM			
23	THE POINT OF BEGINNING, TO RUN NORTH 18 DEGREES 05 MINUTES			
24	WEST 332.3 FEET, ALONG THE EASTERN MOST WESTERLY LINE OF THE			
25	LANDS DESCRIBED IN WARRANTY DEED 633, PAGE 543, TO THE INTERIOR			
26	ANGLE OF THE LANDS DESCRIBED IN WARRANTY DEED 633, PAGE 543,			
27	TO AN IRON PIN; THENCE SOUTH 67 DEGREES 20 MINUTES WEST 249.4			
28	FEET, ALONG THE NORTHERN MOST SOUTHERLY LINE OF THE LANDS			
29	DESCRIBED IN WARRANTY DEED 633, PAGE 543 TO THE WESTERN MOST			
30	SOUTHWEST CORNER OF THE LANDS DESCRIBED IN WARRANTY DEED			
31	633, PAGE 543, SAID POINT ALSO BEING ON THE EAST LINE OF THE LANDS			
32	DESCRIBED IN WARRANTY DEED 97-38840, TO AN IRON PIN; THENCE			
33	SOUTH 423.2 FEET TO A POINT ON THE NORTH LINE OF THE LITTLE			

ROCK-HOT SPRINGS HIGHWAY AT A POINT 18.7 FEET NORTHEASTERLY 1 2 FROM AN OLD PIN; THENCE NORTHEASTERLY ALONG THE HIGHWAY 3 RIGHT-OF-WAY LINE 391.4 FEET MORE OR LESS, TO THE POINT OF 4 **BEGINNING, EXCEPTING A SMALL SECTION OF AN EXISTING CEMETERY** 5 IN THE SOUTHWEST CORNER OF THE PLAT, SAID CEMETERY **DESCRIPTION FILED IN DEED BOOK 118, PAGE 72. LESS AND EXCEPT THE** 6 7 **RIGHT-OF-WAY FOR STAGECOACH ROAD.** 8 AND

9 **BEGINNING AT THE NORTHEAST CORNER OF THE OLD CEMETERY, SAID** 10 **CEMETERY DESCRIPTION FILED IN DEED BOOK 118, PAGE 72; NORTH 198** FEET, THENCE WEST 30 FEET; THENCE SOUTH PARALLEL WITH THE 11 12 EAST LINE OF SAID NW 1/4 NW 1/4 SECTION 8. TO A POINT ON THE NORTH 13 LINE OF THE SAID CEMETERY TRACT, POINT BEING THE SOUTHEAST 14 **CORNER OF THE LANDS DESCRIBED IN WARRANTY DEED INSTRUMENT** NO. 97-38840; THENCE NORTH 53 DEGREES EAST TO THE POINT OF 15 16 **BEGINNING.**

17 Section 2. That the preliminary site development plan/plat be approved as recommended by the Little18 Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for G&S Insulating Short-Form PCD, located at 11000 Stagecoach Road (Z-6934-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.

22 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

21 Finkansus, and Designated District map be, and is, hereby amended to the extent and in 25 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.

31 Section 7. *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent with 32 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

33 **PASSED:** July 9, 2019

34

1	ATTEST:	APPROVED:	
2			
3 4	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
5	APPROVED AS TO LEGAL FORM:	Frank Scott, 51., Mayor	
6	ATTROVED AS TO LEGAL FORM.		
7			
8	Thomas M. Carpenter, City Attorney		
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