1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT,
5	TITLED NEWCAP DEVELOPMENT SENIOR HOUSING/COMMERCIAL
6	PCD, LOCATED AT 12110 STAGECOACH ROAD (Z-8235-D), LITTLE
7	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
8	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9	PURPOSES.
10	
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
12	ARKANSAS.
13	Section 1. That the zoning classification of the following described property be changed from PID,
14	Planned Industrial Development, to PCD, Planned Commercial Development:
15	Z-8235-D : DESCRIBED AS BEING A PORTION OF SECTION 7,
16	T-1-S, R-13-W, PULASKI COUNTY, ARKANSAS; BEING MORE
17	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
18	NORTHWEST CORNER OF SECTION 7, T-1-S, R-13-W; THENCE S02°47'53"W,
19	ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 713.03' TO
20	THE POINT OF BEGINNING; THENCE S45°32'27"E-104.48"; THENCE
21	S42°06'27"E-200.00'; THENCE S41°54'37"E-200.15'; THENCE S41°12'52"E-
22	199.20': THENCE S62°57'22"E-200.10'; THENCE S50°47'37"E-201.00'; THENCE
23	S82°30'57"E-200.70'; THENCE S46°52'17"E-200.00'; THENCE S15°10'43"W-
24	100.00; THENCE S30°52'47"E-200.00'; THENCE S18°31'22"E-200.00'; THENCE
25	S12°10'02"E-159.20; THENCE S28°13'02"·E-157.70'; THENCE S44°25'32"E-
26	183.50'; THENCE S08°01'10''E-82.16'; THENCE N88°14'09''W-280.41': THENCE S09°29'27''E-736.93' TO A POINT ON THE NORTH RIGHT OF WAY OF
2728	ARKANSAS STATE HIGHWAY 5 (STAGECOACH ROAD); THENCE ALONG
29	SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING: (1) S81°39'07"W-
30	146.87', (2) S80°42'31''W-498.04', (3) S84°15'31''W-51.20'; THENCE LEAVING
31	SAID RIGHT OF WAY LINE N02°48'16"E-855.19'; THENCE N87°23'12"W-
32	824.69' TO A POINT LOCATED ON THE WEST LINE OF SAID SECTION 7;

THENCE N02°47'53"E, ALONG SAID WEST LINE, A DISTANCE OF 1801.49',

33

1	BACK TO THE POINT OF BEGINNING. CONTAINING 50.9190 ACRES, MORE				
2	OR LESS.				
3	Section 2.	2. That the preliminary site development plan/plat be approved as presented to the Little Rock			
4	Planning Commission.				
5	Section 3.	Section 3. That the change in zoning classification contemplated for Newcap Development – Senior			
6	Housing/Commercial – PCD, located at 12110 Stagecoach Road (Z-8235-D), is conditioned upon obtaining				
7	final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of				
8	Ordinances.				
9	Section 4.	That this ordinance shall not take	e effect and be in full force until the final plan approval.		
10	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,				
11	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary				
12	to affect and designate the change provided for in Section 1 hereof.				
13	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or				
14	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or				
15	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and				
16	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the				
17	ordinance.				
18	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
19	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
20	PASSED: Sep	otember 20, 2022			
21	ATTEST:		APPROVED:		
22					
23					
24	Susan Langley	·	Frank Scott, Jr., Mayor		
25	APPROVED A	AS TO LEGAL FORM:			
26					
27 28	Thomas M. Ca	arpenter, City Attorney			
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