ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED AUTO ZONE SHORT-FORM PCD, LOCATED AT 9201 STAGECOACH ROAD (Z-9161), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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 R-2, Single-Family District, to PCD, Planned Commercial Development:

Z-9161: A part of the NE ¼ NE ¼, Section 5, Township 1 South, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the intersection of the centerline of Arkansas State Highway No. 5, Stagecoach Road, and the north line of Section 5; thence South 22 degrees 11 minutes West, along the centerline of Arkansas State Highway #5, 985 feet; thence South 89 degrees 30 minutes East 45.5 feet to a point on the Easterly right of way line of Arkansas State Highway #5 and the point of beginning; thence continue South 89 degrees 30 minutes East 725.0 feet to Fourche Creek; thence South 57 degrees 29 minutes West, along Fourche Creek, 338.3 feet; thence North 89 degrees 30 minutes West 538.0 feet to a point on the Easterly right-of-way 211.0 feet (deed, measures 207.6 feet) to the point of beginning.

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 Auto Zone Short-form PCD, located at 9201 Stagecoach Road (Z-9161) 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 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: October 18, 2016

ATTEST: 

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney