ORDINANCE NO. ______________

AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT AND ESTABLISHING A PLANNED COMMERCIAL DISTRICT TITLED BASELINE AND STAGECOACH COMMERCIAL DEVELOPMENT LONG-FORM PCD, LOCATED IN THE 8500 BLOCK OF STAGECOACH ROAD AND THE 12800 BLOCK OF BASELINE ROAD (Z-9074), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; 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 to PCD, Planned Commercial Development:

A tract of land lying in the Southeast 1/4 of Section 32, Township 01 North, Range 13 West, Pulaski County, Arkansas, being a portion of the tracts of land conveyed to HB Henderson described in Deed Book 435, Page 259 and in Deed Book 251, Page 109, and also being all of Tract 8 & Tract 9 conveyed to Earl M. Simmons described in Instrument No. 2006058283 being described by metes and bounds as follows:

BEGINNING at a found 3/4” open pipe at the Northwest Corner of the Southeast 1/4 of the said Southeast 1/4 according to a survey done by William Ruck on July 1, 1985 and recorded in the Division of Land Surveys as File No. 473; THENCE along the East line of said HB Henderson Tract, South 02° 05' 08" West a distance of 404.14 feet to a found 3/4” open pipe at the Northwest Corner of said Deed Book 435, Page 289; THENCE along the North line of said Tract, South 85° 47' 48" East a distance of 559.08
feet to the West right-of-way of Arkansas State Highway 5 according to
AHTD Job #060446; THENCE along said right-of-way the following four
(4) courses: South 25° 39' 14" West a distance of 6.93 feet; South 25° 39'
14" West a distance of 267.39 feet; South 32° 46' 44" West a distance of
205.00 feet; South 29° 08' 43" West a distance of 71.70 feet to the Northeast
corner of Lot 2 of Crackerbox Subdivision according to Instrument No.
2000035548; THENCE along the North line of said Crackerbox
Subdivision, North 68° 44' 55" West a distance of 328.66 feet to a found
3/4" open pipe from which another 3/4" open pipe bears Southwest
65°04'42" West a distance of 0.11'; THENCE along the West line of said
Crackerbox Subdivision, South 03° 16' 58" West a distance of 484.89 feet
to the Southwest Corner of the Southeast 1/4 of the said Southeast 1/4;
THENCE along the South line of Section 32, North 87° 40' 31" West a
distance of 443.04 feet to the Southwest corner of said Tract 9; THENCE
along the West line of said Tract, North 02° 23' 23" East crossing a found
7/8" steel rod at a distance of 30.48 feet, from which a found 5/8" rebar
bears South 54°31’12” West a distance of 0.12’, and continuing for a
distance of 309.91 feet to a found 7/8” steel rod; THENCE North 87° 42'
38" West a distance of 76.66 feet; THENCE North 02° 00' 29" East a
distance of 1016.21 feet to a found 2” open pipe at the Southwest Corner of
HB Henderson Subdivision according to Plat Book 16, Page 5; THENCE
along the South line of said Subdivision, South 87° 32' 18" East crossing a
found 7”x10” concrete monument at the Southwest corner of Lot 14 of said
Subdivision at a distance of 294.00 feet and continuing for a total distance
of 527.88 feet to a found 3.5”x5” broken concrete monument at the
Southeast corner of said Subdivision from which a found 1/2” rebar bears
South 10°53’08” West a distance of 0.61 feet; THENCE South 01° 24' 46"
West a distance of 31.52 feet to the POINT of BEGINNING containing
880,133 Square Feet or 20.21 Acres, more or less.
Basis of Bearing: NAD83 (CORS96) State Plane Coordinate System,
Arkansas North Zone based on PAGIS reference station.
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 Baseline and Stagecoach Commercial Development Long-form PCD, located in the 8500 Block of Stagecoach Road and the 12800 Block of Baseline Road (Z-9074) is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this Ordinance shall not take effect and be in full force until the final approval of the plan.

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:____________________
ATTEST:      APPROVED:

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City Clerk    Mayor

APPROVED AS TO FORM:

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City Attorney

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