ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED FITTS AUTO EXPANSION LONG-FORM PCD, LOCATED AT 8421 STAGECOACH ROAD (Z-6054-B), LITTLE ROCK, ARKANSAS, AND RECLASSIFYING PROPERTY LOCATED IN THE CITY OF 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-6054-B:** PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 33, TOWNSHIP NORTH 01 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE SOUTH 87 DEGREES 06 MINUTES 31 SECONDS EAST 1,015.41 FEET TO A POINT SEPERATING THE ZONE AE FLOODPLAIN AND THE ZONE AE FLOODWAY (FIRM PANEL 0501810091 F); THENCE ALONG THE SAID SEPERATION LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE SOUTH 60 DEGREES 26 MINUTES 11 SECONDS EAST 144.41 FEET TO A POINT; THENCE SOUTH 57 DEGREES 12 MINUTES 14 SECONDS WEST 232.85 FEET TO A POINT; THENCE SOUTH 64 DEGREES 48 MINUTES 42 SECONDS WEST 193.53 FEET TO A POINT; THENCE SOUTH 62 DEGREES 18 MINUTES 51 SECONDS WEST 232.68 FEET TO A POINT; THENCE SOUTH 65 DEGREES 21 MINUTES 24 SECONDS WEST 172.84 FEET TO A POINT; THENCE SOUTH 71 DEGREES 17 MINUTES 05 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; 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, BE REZONED FROM R-2, SINGLE-FAMILY DISTRICT, TO
PCD, PLANNED COMMERCIAL DEVELOPMENT.

Section 2. That the zoning classification of the following described property be changed from
R-2, Single-Family District, to OS, Open Space District:

TRACT 2 FLOODWAY: - PART OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER SECTION 33, TOWNSHIP NORTH 01 NORTH,
RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 33; THENCE NORTH 01 DEGREES 41
MINUTES 01 SECONDS EAST 826.17 FEET TO POINT SEPERATING THE
ZONE AE FLOODPLAIN AND THE ZONE AE FLOODWAY (FIRM PANEL
0501810091 F); THENCE ALONG THE SAID SEPERATION LINE THE
FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE SOUTH 61
DEGREES 34 MINUTES 15 SECONDS EAST 41.67 FEET TO A POINT; THENCE
SOUTH 75 DEGREES 58 MINUTES 22 SECONDS EAST 58.40 FEET TO A
POINT; THENCE NORTH 71 DEGREES 17 MINUTES 05 SECONDS EAST 80.22
FEET TO A POINT; THENCE NORTH 65 DEGREES 21 MINUTES 24 SECONDS
EAST 172.84 FEET TO A POINT; THENCE NORTH 62 DEGREES 18 MINUTES
51 SECONDS EAST 232.68 FEET TO A POINT; THENCE NORTH 64 DEGREES
48 MINUTES 42 SECONDS EAST 193.53 FEET TO A POINT; THENCE NORTH
57 DEGREES 12 MINUTES 14 SECONDS EAST 232.85 FEET TO POINT;
THENCE NORTH 60 DEGREES 26 MINUTES 11 SECONDS EAST 144.41 FEET
TO A POINT ON THE NORTHERN LINE OF THE SAID SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 06
MINUTES 31 SECONDS EAST 289.05 FEET TO A POINT; THENCE SOUTH 01
DEGREES 45 MINUTES 13 SECONDS WEST 1,316.51 FEET TO A POINT;
THENCE NORTH 87 DEGREES 40 MINUTES 07 SECONDS WEST 1,302.63 FEET
TO THE POINT OF BEGINNING; CONTAINING 1,413,347 SQUARE- FEET OR
32.45 ACRES, MORE OR LESS, BE REZONED FROM R-2, SINGLE-FAMILY DISTRICT, TO OS, OPEN SPACE DISTRICT.

Section 3. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 4. That the change in zoning classification contemplated for Fitts Auto Expansion Long-Form PCD, located at 8421 Stagecoach Road (Z-6054-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.

Section 5. That this ordinance shall not take effect and be in full force until the final plan approval for Fitts Auto Expansion Long-Form PCD, with the exception of the OS, Open Space District, zoning which shall take effect and be in full force thirty (30) days after the date of its passage and approval.

Section 6. 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 changes provided for in Sections 1 and 2 hereof.

Section 7. 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 8. 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: February 7, 2017

ATTEST:                                    APPROVED:

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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

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