ORDINANCE NO. ________________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED ACE
GENERAL CONTRACTORS SHORT-FORM PID, LOCATED AT 10819
STAGECOACH ROAD (Z-8741-A), 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 PD-C, Planned Development - Commercial to Revised PD-C, Planned Development - Commercial:

Z-8741-A: Part of the NE ¼, NW ¼ of Section 8, T-1-S, R-13-W, Little Rock, Pulaski County, Arkansas, being more particularly described as follows: commencing at the southwest corner of said NE ¼, NW ¼; thence S88°38'46"E 248.16 feet along the south line of said NE ¼, NW ¼ to the point of beginning; thence N30°35'30"W 204.90 feet to a point on the southerly right-of-way line of Arkansas State Highway No. 5 (Stagecoach Road); thence N58°28'11"E 100.55 feet along said southerly right-of-way line to a point; thence S26°54'46"E 259.39 feet to a point on the south line of said NE ¼, NW ¼; thence N88°38'46"W 98.86 feet along said south line to the point of beginning, area containing 21,593 square-feet or 0.496 acres, as surveyed.

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 ACE General Contractors Short-Form PID, located at 10819 Stagecoach Road (Z-8741-A), 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: February 6, 2018

ATTEST:                      APPROVED:

___________________________________  ______________________________________
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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