ORDINANCE NO. ______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED
STAGECOACH VILLAGE LOT 1 REVISED SHORT-FORM POD,
LOCATED AT 9222 STAGECOACH ROAD (Z-6178-K), 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 Revised
POD, Planned Office Development, to Revised POD, Planned Office Development:

Z-6178-K: Part of the N ½, NE ¼, Section 5, T-1-S, R-13-W, Little Rock, Pulaski
County, Arkansas, more particularly described as: commencing at the southwest
corner of the N ½, NE ¼, of said Section 5; thence N02º24'49"E along the west line of
said N ½, NE ¼, 792.50 feet; thence S86º50'23"E, 850.0 feet; thence S07º51'38"W,
131.19 feet to the point of beginning; thence S45º01'58"E, 291.40 feet; thence
S19º43'11"W, 54.48 feet; thence S65º55'46"E. 182.33 feet to a point on the west right-
of-way line of Arkansas State Highway No. 5 (Stagecoach Road); thence in a
southwesterly direction along the west right-of-way line of said highway the following
courses: S66º06'42"W, 28.75 feet; S20º13'01"W, 44.72 feet; S31º24'49"W, 218.10
feet; thence N58º35'01"W along the north right-of-way line of Stagecoach Village
Drive 159.88 feet; thence northwesterly along the arc of a 100.00 foot radius curve to
the right having a chord bearing and distance of N47º06'02"W, 51.14 feet; thence
northwesterly along the arc of a 185.68 foot radius curve to the left having a chord
bearing and distance of N44º34'28"W, 82.99 feet; thence northwesterly along the arc
of a 50.0-foot radius curve to the right having a chord bearing and distance of
N41º53’08”W, 26.89 feet; thence northwesterly along the arc of a 55.0-foot radius
curve to the left having a chord bearing and distance of N78º36’42”W, 87.07 feet;
thence southwesterly along the arc of a 25.0-foot radius curve to the right having a
chord bearing and distance of S76º25’44”W, 18.15 feet; thence leaving said northerly
right-of-way N04°21’37"E, 130.03 feet; thence N31°57’11"E, 272.77 feet to the point
of beginning containing 3.23 acres, more or less.

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 Stagecoach Village Lot 1
Revised Short-Form POD, located at 9222 Stagecoach Road (Z-6178-K), 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: June 19, 2018

ATTEST: APPROVED:

_____________________________________  ____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney