ORDINANCE NO. _______________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
DAVIS STORAGE DEVELOPMENT LONG-FORM PD-C, LOCATED AT
8222 STAGECOACH ROAD (Z-8737-C), 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, and C-3, General Commercial District, to PD-C, Planned Development -
Commercial:

Z-8737-C: Part of Tracts 7 and 8 Crystal Valley Glens, a subdivision to the SW ¼
NW ¼ and part of the NW ¼ SW ¼ of Section 33, T-1-N, R-13-W, Pulaski County,
Arkansas, more particularly described as follows: Beginning at a point on the west
line of the E ½ of said Tract 7, a distance of 205.0 feet, N06°08’W from the southwest
corner of said E ½ of said Tract 7; thence N06°07’00”W along the centerline of said
Tract 7, 805.45 feet to the northwest corner of said E ½ of 7 and 8, 251.74 feet to the
northeast corner of said Tract 8; thence S08°26’05”E along the east line of said Tract
8, 710.41 feet; thence S81°22’04”W, 155.43 feet; thence S06°01’21”E, 46.10 feet;
thence S77°57’00”W, 4.00 feet; thence S15°38’24”E, 133.55 feet to a point on the
north right-of-way line of Arkansas State Highway No. 5; thence S68°02’11”W along
said north right-of-way line, 20.08 feet; thence N15°38’24”W, 137.02 feet; thence
S77°57’00”W, 100.0 feet to the point of beginning, containing 4.6352 acres more or
less. AND Part of Tract 8, Crystal Valley Glens, a subdivision of the SW ¼ NW ¼
and part of the NW ¼ SW ¼ of Section 33, T-1-N, R-13-W, Pulaski County, Arkansas
more particularly described as follows: Commencing at the northeast corner of said
Tract 8; thence S08°26’05”E along the east line of said Tract 8, 710.41 feet to the point
of beginning; thence S08°26’05”E continuing along said east line, 120.25 feet to a
point on the north right-of-way line of Arkansas State Highway No. 5; thence westerly
along said north right-of-way line the following: (1) N22°26’28”W, 20.33 feet; (2)
S67°33'32"W, 24.60 feet; (3) S22°26'28"E, 35.0 feet and (4) S68°02'11"W, 127.83 feet; 
thence N15°38'24"W, 133.55 feet; thence N81°22'04"E, 155.43 feet to the point of
beginning, containing 0.5556 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 Davis Storage Development
Long-Form PD-C, located at 8222 Stagecoach Road (Z-8737-C), 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 6, 2017

ATTEST: ______________________________________

Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney