ORDINANCE NO. ______ AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT DISTRICT AND PLANNED RESIDENTIAL DEVELOPMENT DISTRICT TITLED THE VILLAGE AT BELLA TIERRA LONG-FORM PCD AND PD-R, LOCATED ON THE NORTHEAST CORNER OF STAGECOACH ROAD AND ALEXANDER ROAD (Z-8235-B), CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY

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BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

Section 1. That the zoning classification of the following described property be changed from PID,
 Planned Industrial Development – Expired, to PCD, Planned Commercial Development, and PD-R,
 Planned Development - Residential:

17 Z-8235-B: A PART OF FRACTIONAL SECTION 7, T-1-S R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 18 19 COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 7: THENCE N89°36'30"W AND ALONG THE NORTH LINE 20 21 OF SAID SECTION 7 A DISTANCE OF 3,276.1 FEET TO A CONCRETE 22 MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE 23 SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 713.03 FT. (DEED 24 717.6 FT.) TO ITS INTERSECTION WITH THE CENTERLINE OF FOURCHE 25 **CREEK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY** 26 ALONG THE SAID WEST LINE OF SECTION 7 A DISTANCE OF 1,801.66 FEET 27 (DEED 1,796.9 FEET); THENCE S89°49'32"E, 824.69 FEET (DEED S89°55'47"E, 837.7 FEET); THENCE N55°08'04''E, 139.59 FEET; THENCE N58°35'04''E, 244.91 28 29 FEET; THENCE S36°18'04''E, 273.08 FEET; THENCE N71°10'45''E, 30 42.11 FEET; THENCE N89°19'55"E, 280.4 FEET; THENCE N10°35'52"W, 82.2 31 ТО THE CENTERLINE OF FOURCHE CREEK; THENCE FEET 32 NORTHWESTERLY UPSTREAM ALONG THE CENTERLINE OF FOURCHE 33 CREEK THE FOLLOWING COURSES AND DISTANCES; N46°49'52''W, 183.50 34 FEET; N30°37'22''W, 157.70 FEET; N14°34'02''W, 159.20 FEET; N20°55'42''W, 200

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 FEET; N33°17'07''W, 200 FEET; N12°46'03''E, 100 FEET; N49°16'37''W, 200

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 FEET; N84°55'17''W, 200.70 FEET; N53°11'57''W, 201 FEET; N65°21'42''W, 200.10

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 FEET; N43°37'12''W, 199.20 FEET; N44°18'57''W, 200.15 FEET; N44°30'47''W,

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 200.10 FEET; N47°56'47''W, 116.18 FEET TO THE WEST LINE OF SAID

 5
 SECTION 7 AND THE POINT OF BEGINNING FROM PID, PLANNED

 6
 INDUSTIRAL DEVELOPMENT, TO PD-R, PLANNED DEVELOPMENT –

 7
 RESIDENTIAL.

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AND

9 A PART OF FRACTIONAL SECTION 7, T-1-S R-13-W, PULASKI COUNTY, PARTICULARLY DESCRIBED 10 ARKANSAS. MORE AS FOLLOWS: 11 COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 7: THENCE N89°36'30"W AND ALONG THE NORTH LINE 12 13 OF SAID SECTION 7 A DISTANCE OF 3,276.1 FEET TO A CONCRETE 14 MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 713.03 FEET 15 (DEED 717.6 FEET) TO ITS INTERSECTION WITH THE CENTERLINE OF 16 17 FOURCHE CREEK: THENCE CONTINUE SOUTHERLY ALONG THE SAID 18 WEST LINE OF SECTION 7 A DISTANCE OF 1,801.66 FEET (DEED 1,796.9 19 FEET); THENCE S89°49'32''E, 824.69 FEET (DEED S89°55'47''E, 837.7 FEET) TO 20 THE POINT OF BEGINNING; THENCE S00°21'52"W, 898.82 FEET (DEED 21 S01°08'44"W, 899.7 FEET) TO THE NORTHERLY RIGHT-OF-WAY OF 22 ARKANSAS STATE HIGHWAY NO. 5; THENCE N78°34'30"E AND ALONG 23 THE SAID NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY NO. 5 701.8 FEET (DEED 701.9 FEET); THENCE N11°40'08"W, 776.8 FEET 24 25 (DEED 776.9 FEET); THENCE S71°10'45"W, 42.11 FEET; THENCE N36°18'04''W, 273.08 FEET; THENCE S58°35'04''W, 244.91 FEET; THENCE 26 27 S55°08'04"W, 139.59 FEET TO THE POINT OF BEGINNING FROM PID, 28 **DEVELOPMENT,** TO PLANNED INDUSTRIAL PCD, **PLANNED** 29 COMMERCIAL DEVELOPMENT. LOCATED ON THE NORTHEAST CORNER 30 OF STAGECOACH ROAD AND ALEXANDER ROAD.

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 The Village at Bella Tierra Long Form PCD and PD-R, located on the northeast corner of Stagecoach Road and Alexander Road (Z-8235-

1	B) is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,		
2	Section 36-454 (e) of the Code of Ordinances.		
3	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
4	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
5	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
6	to affect and designate the change provided for in Section 1 hereof.		
7	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
8	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
9	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
10	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
11	ordinance.		
12	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
13	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
14	PASSED: September 4, 2018		
15	ATTEST:		APPROVED:
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18	Susan Langley	<i>y</i> , City Clerk	Mark Stodola, Mayor
19 20		ACTO LECAL FORM.	
20	APPROVEDA	AS TO LEGAL FORM:	
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22 23	Thomas M. Ca	arpenter, City Attorney	—
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