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 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 PID, Planned Industrial Development – Expired, to PCD, Planned Commercial Development, and PD-R, Planned Development - Residential:

**Z-8235-B:** A PART OF FRACTIONAL SECTION 7, T-1-S R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE N89°36'30"W AND ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 3,276.1 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 717.6 FT. (DEED 717.6 FT.) TO ITS INTERSECTION WITH THE CENTERLINE OF FOURCHE CREEK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE SAID WEST LINE OF SECTION 7 A DISTANCE OF 1,801.66 FEET (DEED 1,796.9 FEET); THENCE S89°49'52"W, 183.50 FEET (DEED S89°49'32"E, 183.50 FEET); THENCE S89°49'32"W, 183.50 FEET (DEED S89°49'32"W, 183.50 FEET); THENCE S89°49'32"W, 183.50 FEET (DEED S89°49'32"W, 183.50 FEET); THENCE S89°49'32"W, 183.50 FEET (DEED S89°49'32"W, 183.50 FEET); THENCE S89°49'32"W, 183.50 FEET (DEED S89°49'32"W, 183.50 FEET); THENCE N58°35'04"E, 244.91 FEET; THENCE S6°18'04"E, 273.08 FEET; THENCE N71°10'45"E, 42.11 FEET; THENCE N89°19'55"E, 280.4 FEET; THENCE N10°35'52"W, 82.2 FEET TO THE CENTERLINE OF FOURCHE CREEK; THENCE NORTHWESTERLY UPSTREAM ALONG THE CENTERLINE OF FOURCHE CREEK THE FOLLOWING COURSES AND DISTANCES; N46°49'52"W, 183.50 FEET; N30°37'22"W, 157.70 FEET; N14°34'02"W, 159.20 FEET; N20°55'42"W, 200
FEET; N33°17'07"W, 200 FEET; N12°46'03"E, 100 FEET; N49°16'37"W, 200
FEET; N84°55'17"W, 200.70 FEET; N53°11'57"W, 201 FEET; N65°21'42"W, 200.10
FEET; N43°37'12"W, 199.20 FEET; N44°18'57"W, 200.15 FEET; N44°30'47"W,
200.10 FEET; N47°56'47"W, 116.18 FEET TO THE WEST LINE OF SAID
SECTION 7 AND THE POINT OF BEGINNING FROM PID, PLANNED
INDUSTRIAL DEVELOPMENT, TO PD-R, PLANNED DEVELOPMENT –
RESIDENTIAL.

AND

A PART OF FRACTIONAL SECTION 7, T-1-S R-13-W, PULASKI COUNTY,
ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER
OF SAID SECTION 7; THENCE N89°36'30"W AND ALONG THE NORTH LINE
OF SAID SECTION 7 A DISTANCE OF 3,276.1 FEET TO A CONCRETE
MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE
SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 713.03 FEET
(DEED 717.6 FEET) TO ITS INTERSECTION WITH THE CENTERLINE OF
FOURCHE CREEK; THENCE CONTINUE SOUTHERLY ALONG THE SAID
WEST LINE OF SECTION 7 A DISTANCE OF 1,801.66 FEET (DEED 1,796.9
FEET); THENCE S89°49'32"E, 824.69 FEET (DEED S89°55'47"E, 837.7 FEET) TO
THE POINT OF BEGINNING; THENCE S00°21'52"W, 898.82 FEET (DEED
S01°08'44"W, 899.7 FEET) TO THE NORTHERLY RIGHT-OF-WAY OF
ARKANSAS STATE HIGHWAY NO. 5; THENCE N78°34'3 0"E AND ALONG
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
(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
S55°08'04"W, 139.59 FEET TO THE POINT OF BEGINNING FROM PID,
PLANNED INDUSTRIAL DEVELOPMENT, TO PCD, PLANNED
COMMERCIAL DEVELOPMENT. LOCATED ON THE NORTHEAST CORNER
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-
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 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: September 4, 2018

ATTEST:  

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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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