



1           **15 SECONDS WEST 41.67 FEET TO A POINT ON THE WEST LINE OF THE**  
2           **SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE**  
3           **DEPARTING SAID SEPERATION LINE AND ALONG THE SAID WEST LINE**  
4           **NORTH 01 DEGREES 41 MINUTES 01 SECONDS EAST 503.11 FEET TO THE**  
5           **POINT OF BEGINNING CONTAINING 310,816 SQUARE-FEET OR 7.14 ACRES,**  
6           **MORE OR LESS, BE REZONED FROM R-2, SINGLE-FAMILY DISTRICT, TO**  
7           **PCD, PLANNED COMMERCIAL DEVELOPMENT.**

8           **Section 2.** That the zoning classification of the following described property be changed from  
9 R-2, Single-Family District, to OS, Open Space District:

10           **TRACT 2 FLOODWAY:** - PART OF THE SOUTHWEST QUARTER OF THE  
11           **SOUTHWEST QUARTER SECTION 33, TOWNSHIP NORTH 01 NORTH,**  
12           **RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE**  
13           **PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT THE**  
14           **SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE**  
15           **SOUTHWEST QUARTER OF SECTION 33; THENCE NORTH 01 DEGREES 41**  
16           **MINUTES 01 SECONDS EAST 826.17 FEET TO POINT SEPERATING THE**  
17           **ZONE AE FLOODPLAIN AND THE ZONE AE FLOODWAY (FIRM PANEL**  
18           **0501810091 F); THENCE ALONG THE SAID SEPERATION LINE THE**  
19           **FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE SOUTH 61**  
20           **DEGREES 34 MINUTES 15 SECONDS EAST 41.67 FEET TO A POINT; THENCE**  
21           **SOUTH 75 DEGREES 58 MINUTES 22 SECONDS EAST 58.40 FEET TO A**  
22           **POINT; THENCE NORTH 71 DEGREES 17 MINUTES 05 SECONDS EAST 80.22**  
23           **FEET TO A POINT; THENCE NORTH 65 DEGREES 21 MINUTES 24 SECONDS**  
24           **EAST 172.84 FEET TO A POINT; THENCE NORHT 62 DEGREES 18 MINUTES**  
25           **51 SECONDS EAST 232.68 FEET TO A POINT; THENCE NORTH 64 DEGREES**  
26           **48 MINUTES 42 SECONDS EAST 193.53 FEET TO A POINT; THENCE NORTH**  
27           **57 DEGREES 12 MINUTES 14 SECONDS EAST 232.85 FEET TO POINT;**  
28           **THENCE NORTH 60 DEGREES 26 MINUTES 11 SECONDS EAST 144.41 FEET**  
29           **TO A POINT ON THE NORRTH LINE OF THE SAID SOUTHWEST QUARTER**  
30           **OF THE SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 06**  
31           **MINUTES 31 SECONDS EAST 289.05 FEET TO A POINT; THENCE SOUTH 01**  
32           **DEGREES 45 MINUTES 13 SECONDS WEST 1,316.51 FEET TO A POINT;**  
33           **THENCE NORTH 87 DEGREES 40 MINUTES 07 SECONDS WEST 1,302.63 FEET**  
34           **TO THE POINT OF BEGINNING; CONTAINING 1,413,347 SQUARE-FEET OR**

1           **32.45 ACRES, MORE OR LESS, BE REZONED FROM R-2, SINGLE-FAMILY**  
2           **DISTRICT, TO OS, OPEN SPACE DISTRICT.**

3           **Section 3.** That the preliminary site development plan/plat be approved as recommended by the Little  
4 Rock Planning Commission.

5           **Section 4.** That the change in zoning classification contemplated for Fitts Auto Expansion Long-Form  
6 PCD, located at 8421 Stagecoach Road (Z-6054-B), is conditioned upon obtaining final plan approval  
7 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

8           **Section 5.** That this ordinance shall not take effect and be in full force until the final plan approval for  
9 Fitts Auto Expansion Long-Form PCD, with the exception of the OS, Open Space District, zoning which  
10 shall take effect and be in full force thirty (30) days after the date of its passage and approval.

11           **Section 6.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
12 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary  
13 to affect and designate the changes provided for in Sections 1 and 2 hereof.

14           **Section 7. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
15 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
16 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
17 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
18 ordinance.

19           **Section 8. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
20 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

21 **PASSED: February 7, 2017**

22 **ATTEST:**

**APPROVED:**

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24 \_\_\_\_\_  
25 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

26 **APPROVED AS TO LEGAL FORM:**

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28 \_\_\_\_\_  
29 **Thomas M. Carpenter, City Attorney**

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