

1 FEET; N33°17'07"W, 200 FEET; N12°46'03"E, 100 FEET; N49°16'37"W, 200
2 FEET; N84°55'17"W, 200.70 FEET; N53°11'57"W, 201 FEET; N65°21'42"W, 200.10
3 FEET; N43°37'12"W, 199.20 FEET; N44°18'57"W, 200.15 FEET; N44°30'47"W,
4 200.10 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.

8 AND

9 A PART OF FRACTIONAL SECTION 7, T-1-S R-13-W, PULASKI COUNTY,
10 ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
11 COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER
12 OF SAID SECTION 7; THENCE N89°36'30"W AND ALONG THE NORTH LINE
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
15 SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 713.03 FEET
16 (DEED 717.6 FEET) TO ITS INTERSECTION WITH THE CENTERLINE OF
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
24 NO. 5 701.8 FEET (DEED 701.9 FEET); THENCE N11°40'08"W, 776.8 FEET
25 (DEED 776.9 FEET); THENCE S71°10'45"W, 42.11 FEET; THENCE
26 N36°18'04"W, 273.08 FEET; THENCE S58°35'04"W, 244.91 FEET; THENCE
27 S55°08'04"W, 139.59 FEET TO THE POINT OF BEGINNING FROM PID,
28 PLANNED INDUSTRIAL DEVELOPMENT, TO PCD, PLANNED
29 COMMERCIAL DEVELOPMENT. LOCATED ON THE NORTHEAST CORNER
30 OF STAGECOACH ROAD AND ALEXANDER ROAD.

31 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
32 Rock Planning Commission.

33 **Section 3.** That the change in zoning classification contemplated for The Village at Bella Tierra Long-
34 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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17 _____
18 **Susan Langley, City Clerk**

16
17 _____
18 **Mark Stodola, Mayor**

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20 **APPROVED AS TO LEGAL FORM:**

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22 _____
23 **Thomas M. Carpenter, City Attorney**

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