

1 feet to the West right-of-way of Arkansas State Highway 5 according to
2 AHTD Job #060446; THENCE along said right-of-way the following four
3 (4) courses: South 25° 39' 14" West a distance of 6.93 feet; South 25° 39'
4 14" West a distance of 267.39 feet; South 32° 46' 44" West a distance of
5 205.00 feet; South 29° 08' 43" West a distance of 71.70 feet to the Northeast
6 corner of Lot 2 of Crackerbox Subdivision according to Instrument No.
7 2000035548; THENCE along the North line of said Crackerbox
8 Subdivision, North 68° 44' 55" West a distance of 328.66 feet to a found
9 3/4" open pipe from which another 3/4" open pipe bears Southwest
10 65°04'42" West a distance of 0.11'; THENCE along the West line of said
11 Crackerbox Subdivision, South 03° 16' 58" West a distance of 484.89 feet
12 to the Southwest Corner of the Southeast 1/4 of the said Southeast 1/4;
13 THENCE along the South line of Section 32, North 87° 40' 31" West a
14 distance of 443.04 feet to the Southwest corner of said Tract 9; THENCE
15 along the West line of said Tract, North 02° 23' 23" East crossing a found
16 7/8" steel rod at a distance of 30.48 feet, from which a found 5/8" rebar
17 bears South 54°31'12" West a distance of 0.12', and continuing for a
18 distance of 309.91 feet to a found 7/8" steel rod; THENCE North 87° 42'
19 38" West a distance of 76.66 feet; THENCE North 02° 00' 29" East a
20 distance of 1016.21 feet to a found 2" open pipe at the Southwest Corner of
21 HB Henderson Subdivision according to Plat Book 16, Page 5; THENCE
22 along the South line of said Subdivision, South 87° 32' 18" East crossing a
23 found 7"x10" concrete monument at the Southwest corner of Lot 14 of said
24 Subdivision at a distance of 294.00 feet and continuing for a total distance
25 of 527.88 feet to a found 3.5"x5" broken concrete monument at the
26 Southeast corner of said Subdivision from which a found 1/2" rebar bears
27 South 10°53'08" West a distance of 0.61 feet; THENCE South 01° 24' 46"
28 West a distance of 31.52 feet to the POINT of BEGINNING containing
29 880,133 Square Feet or 20.21 Acres, more or less.
30 Basis of Bearing: NAD83 (CORS96) State Plane Coordinate System,
31 Arkansas North Zone based on PAGIS reference station.

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2 **SECTION 2.** That the preliminary site development plan/plat be approved as
3 recommended by the Little Rock Planning Commission.
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5 **SECTION 3.** That the change in zoning classification contemplated for Baseline
6 and Stagecoach Commercial Development Long-form PCD, located in the 8500 Block of
7 Stagecoach Road and the 12800 Block of Baseline Road (Z-9074) is conditioned upon
8 obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section
9 36-454 (e) of the Code of Ordinances.
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11 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of
12 the City of Little Rock, Arkansas, and designated district map be and is hereby amended to the
13 extent and in the respects necessary to affect and designate the change provided for in Section
14 1 hereof.
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16 **SECTION 5.** That this Ordinance shall not take effect and be in full force until the
17 final approval of the plan.
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19 **SECTION 6. *Severability.*** In the event any title, section, paragraph, item,
20 sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
21 unconstitutional, such declaration or adjudication shall not affect the remaining portions of the
22 ordinance which shall remain in full force and effect as if the portion so declared or adjudged
23 invalid or unconstitutional was not originally a part of the ordinance.
24

25 **SECTION 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same
26 that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of
27 such inconsistency.
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30 **PASSED:** _____
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ATTEST:

APPROVED:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

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