

1 ORDINANCE NO. \_\_\_\_\_

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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
4 AND TO ESTABLISH A REVISED PLANNED COMMERCIAL  
5 DEVELOPMENT TITLED STAGECOACH PROPERTIES, LLC - PCD,  
6 LOCATED AT 3204 SHACKLEFORD PASS (Z-5959-D), LITTLE ROCK,  
7 ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
8 OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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

12 Section 1. That the zoning classification of the following described property be changed from PD-C,  
13 Planned Development - Commercial, to PCD, Planned Commercial Development:

14 Z-5959-D: DESCRIBED AS PART OF THE SE 1/4 NE 1 /4 OF SECTION 16,  
15 TOWNSHIP 1 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY,  
16 ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT  
17 THE NORTHEAST CORNER OF THE N 1/2 SE 1/4 NE 1/4, SAID SECTION 16;  
18 THENCE NORTH 86 DEGREES 51 MINUTES 25 SECONDS WEST, 145.45 FEET  
19 TO A POINT ON THE WEST RIGHT OF WAY LINE OF OLD SHACKLEFORD  
20 ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 17  
21 MINUTES 56 SECONDS WEST ALONG SAID WEST RIGHT OF WAY 150.00  
22 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 26 SECONDS WEST 276.16  
23 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 54 SECONDS WEST, 106.50  
24 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 14 SECONDS EAST 150.36  
25 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 35 SECONDS EAST 384.61  
26 FEET TO THE POINT OF BEGINNING.

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28 LESS AND EXCEPT:

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30 PART OF THE SE1/4 NE1/4 OF SECTION 16, T-1-N, R-13-W, LITTLE ROCK,  
31 PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS:  
32 COMMENCING AT THE NORTHEAST CORNER OF THE N 1/2 SE 1/4 NE 1/4,  
33 SAID SECTION 16; THENCE N86°51'25"W, A DISTANCE OF 145.45 FEET TO A  
34 POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD SHACKLEFORD ROAD

1           **AND THE POINT OF BEGINNING; THENCE S08°17'56"W, ALONG SAID WEST**  
2           **RIGHTOF-WAY LINE, A DISTANCE OF 150.00 FEET; THENCE N87°32'26"W,**  
3           **A DISTANCE OF 5.03 FEET; THENCE N08°17'56"E, A DISTANCE OF 150.01**  
4           **FEET; THENCE S87°24'35"E, A DISTANCE OF 5.02 FEET TO THE POINT OF**  
5           **BEGINNING. CONTAINING 750 SQ. FT. OR 0.0172 ACRES MORE OR LESS.**

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7           **ALSO, LESS AND EXCEPT THE EASTERLY 5 FEET THEREOF CONVEYED**  
8           **TO THE CITY OF LITTLE ROCK AS SHOWN IN QUITCLAIM DEED OF**  
9           **RECORD AS DOCUMENT NO. 96-4707, RECORDS OF PULASKI COUNTY,**  
10           **ARKANSAS.**

11           **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock  
12 Planning Commission.

13           **Section 3.** That the change in zoning classification contemplated for Stagecoach Properties, LLC-  
14 PCD, located at 3204 Shackelford Pass (Z-3748-A), is conditioned upon obtaining final plan approval  
15 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

16           **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

17           **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
18 Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects  
19 necessary to affect and designate the change provided for in Section 1 hereof.

20           **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
21 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
22 adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and  
23 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
24 ordinance.

25           **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
26 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

27 **PASSED: September 17, 2024**

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29 **ATTEST:**

**APPROVED:**

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32 **Allison Segars, Acting City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

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1 **APPROVED AS TO LEGAL FORM:**

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4 **Thomas M. Carpenter, City Attorney**

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