ORDINANCE NO.	
---------------	--

2

3

4

5

6

7

8

9

1

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED BOWMAN POINTE LONG-FORM PD-R (Z-6886-C), LOCATED EAST OF BOWMAN ROAD, NORTH AND SOUTH OF 36TH STREET, BETWEEN INTERSTATE 430 AND SOUTH BOWMAN ROAD, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

1011

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

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 R-2, Single-Family District, to PD-R, Planned Development - Residential:

Part of the NW 1/4 of Section 16, T-1-N, R-13-W, City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning at the southwest corner of Lot 85, Sandpiper Creek, Phase V, an addition to the City of Little Rock, Arkansas; thence S88°14'53"E along the south line of said Lot 85 and along the south right-of-way line of Brook Forest Drive and south line of Lots 84, 83, 82 and 81, said Sandpiper Creek, Phase V, 436.14 feet to the southeast corner of said Lot 81; thence S88°04'49"E along the south line of Lots 80, 79, 78, 77, 76 and 75, said Sandpiper Creek, Phase V, 336.12 feet to a point on the west line of the Church at Rock Creek property; thence S02°10'22"W along said west line, 1505.44 feet; thence S87°42'58"W, 162.30 feet; thence westerly along the arc of a 277.25-foot radius curve to the left, a chord bearing and distance of S80°30'40"W, 69.54 feet; thence S73°18'22"W, 101.90 feet; thence westerly along the arc of a 397.75-foot radius curve to the right a chord bearing and distance of S86°18'25"W 178.96 feet; thence N80°41'32"W 30.46 feet to a point of the east right-of-way line of Bowman Road, being 25.0 feet from the centerline thereof; thence northerly along said east right-of-way line the following: (1) N17°37'32"E, 71.91 feet (2) northerly along the arc of a 230.0-foot radius curve to the left, a chord bearing and distance of N10°55'12"W, 219.81 feet; (3) N39°27'58"W, 428.97 feet; (4)

northerly along the arc of a 575.0 foot radius curve to the right, a chord bearing and distance of N24°54'12"W 289.15 feet; (5) N10°20'27"W, 434.96 feet; (6) northerly along the arc of a 375.0-foot radius curve to the right a chord bearing and distance of N01°15'06"E 150.71 feet (7) N12°50'39"E, 89.09 feet and (8) northerly along the arc of a 325.0-foot radius curve to the left, a chord bearing and distance of N06°27'20"E, 71.86 feet to a point on the westerly projection of the south line of Lot 1, Perkins Subdivision to the City of Little Rock, Arkansas; thence S89°55'54"E along said south line, 283.70 feet to the southeast corner of said Lot 1, said corner being on the west line of said Lot 85, Sandpiper Creek, Phase V; thence S00°42'34"W along said west line, 31.53 feet to the point of beginning containing 31.0731 acres, more or less.

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 Bowman Pointe Long-Form PD-R (Z-6886-C), located East of Bowman Road, North and South of 36th Street, between Interstate 430 and South Bowman Road, is conditioned upon obtaining a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

SECTION 4. 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 5. That this ordinance shall not take effect and be in full force until the final approval of the plan.

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: January 20, 2015

ATTEST:	APPROVED:
Susan Langley, City Clerk	Mark Stodola, Mayor
APPROVED AS TO LEGAL FORM:	Mark Stoudia, Mayor
Thomas M. Carpenter, City Attorney	
// //	
 //	
<i>//</i>	
//	
//	
//	
//	
//	
//	
//	
//	
//	
//	
<i>//</i>	
//	
//	
//	
//	
//	
//	
//	
//	
//	
//	
<i>//</i>	
//	