1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED DEVELOPMENT - COMMERCIAL,
5	TITLED TELCOE FEDERAL CREDIT UNION - PD-C, LOCATED AT
6	1400 SOUTH BOWMAN ROAD (Z-6238-B), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
9	
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 PCD
13	Planned Commercial District, to PD-C, Planned Development - Commercial:
14	Z-6238-B : DESCRIBED AS A PART OF THE N ½ OF THE SE ¼ OF THE NW ¼
15	OF THE NW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 13 WEST, NOW
16	IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, ALSO
17	BEING THE JIM AND KAYE WOOD TRACT RECORDED AS DOCUMENT NO.
18	96-32975 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS, WITH ALL
19	BEARINGS REFERENCED TO THE NORTH LINE OF THE SAID JIM AND
20	KAYE WOOD TRACT AS RECORDED IN SAID DOCUMENT 96-32975,
21	DESCRIBED AS FOLLOWS: COMMENCING TWENTY-FIVE (25) FEET WEST
22	OF THE NORTHEAST CORNER OF THE SAID N ½ OF THE SE ¼ OF THE NW
23	1/4 OF THE NW 1/4 OF SAID SECTION 9, TO A FOUND 1/2-INCH IRON PIN, SAID
24	1/2- INCH IRON PIN BEING THE POINT OF BEGINNING; THENCE FROM THE
25	POINT OF BEGINNING THE FOLLOWING SIX (6) COURSES: 1) ALONG THE
26	WEST RIGHT-OF-WAY OF BOWMAN ROAD, SOUTH 02 DEGREES 34
27	MINUTES 05 SECONDS WEST, 104.98 FEET, TO A FOUND 3/4-INCH IRON PIPE,
28	SAID IRON PIPE BEING THE SOUTHEAST CORNER OF THE FRONT OF THE
29	HEREIN DESCRIBED TRACT; 2) THENCE NORTH 87 DEGREES 41 MINUTES
30	57 SECONDS WEST, 195.14 FEET, TO A FOUND ½-INCH IRON PIPE; 3)
31	THENCE SOUTH 02 DEGREES 06 MINUTES 19 SECONDS WEST, 59.80 FEET
32	TO A FOUND 1/2 INCH IRON PIPE; (4) THENCE NORTH 87 DEGREES 36
33	MINUTES 18 SECONDS WEST, 448.57 FEET TO A FOUND 1/2-INCH IRON PIPE,
34	BEING THE SOUTHWEST CORNER OF THIS TRACT; 5) THENCE NORTH 01

DEGREE 11 MINUTES 31 SECONDS EAST, 164.66 FEET, ALONG THE EAST LINE OF THE CHERRY CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK D, PAGE 306, SAME ALSO BEING THE WEST LINE OF THE SAID N ½ OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9, TO A 1/2-INCH IRON PIN, SAID 1/2-INCH IRON PIN BEING THE NORTHWEST CORNER FOR THIS TRACT; AND 6) THENCE SOUTH 87 DEGREES 38 MINUTES 51 SECONDS EAST, PASSING AT 149.92 FEET A FOUND 3/8-INCH REBAR, AND ALSO PASSING AT 371.10 FEET TO A FOUND IRON PIN, IN ALL A TOTAL DISTANCE OF 647.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

- PART OF THE NW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE N ½ OF THE SE ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 9, THENCE S 01°58'05" W, 103.83 FEET TO A POINT; THENCE N 87°29'39" W, 13.62 FEET TO A POINT; THENCE N 01°49'41" E, 103.83 FEET TO A POINT; THENCE S 87°29'47" E, 13.87 FEET TO THE POINT OF BEGINNING, AS CONTAINED IN WARRANTY DEED IN FAVOR OF THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021016206, IN THE RECORDS OF PULASKI COUNTY, ARKANSAS.
- Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.
 - **Section 3.** That the change in zoning classification contemplated for Telcoe Federal Credit Union PD-C, located at 1400 South Bowman Road (Z-6238-B), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.
 - **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.
- Section 5. 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 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 inconsiste		
the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
ASSED: October 18, 2022		
ATTEST:	APPROVED:	
ATTEST.	ATTROVED.	
Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
APPROVED AS TO LEGAL FORM:		
Thomas M. Carpenter, City Attorney		
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