ORDINANCE	NO.	22.124
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED
C-STORE PD-C, LOCATED AT 3600 BOWMAN ROAD (Z-6049-C),
LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING
MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
PURPOSES.

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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 O-2, Office and Institutional District, to PD-C, Planned District – Commercial:

Z-6049-C: DESCRIBED AS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRIDGE SPIKE FOR THE SOUTHWEST CORNER OF THE NW1/4; THENCE S87°42'42"E - 217.71 FEET ALONG THE SOUTH LINE OF THE SAID SW1/4 NW1/4 TO A FOUND 5/8" REBAR; THENCE S86°57'47"E – 1,081.32 FEET CONTINUING ALONG SAID SOUTH LINE OF THE SW1/4 NW1/4 TO A FOUND 3/4-INCH PIPE LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF BOWMAN ROAD; THENCE S3°27'49"W - 269.48 FEET ALONG SAID RIGHT-OF-WAY TO A FOUND 6-INCH POST; THENCE N87°08'21"W - 15.48 FEET, LEAVING SAID EXISTING RIGHT-OF-WAY, TO A SET 1/2-INCH REBAR WITH CAP #1573 LOCATED ON THE PROPOSED RIGHT-OF-WAY LINE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY N0°49'01"E - 217.87 FEET TO A SET ½-INCH REBAR WITH CAP #1573: THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY N9°17'16"E - 37.04 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY', ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 137.64 FEET AND AN ARC LENGTH OF 0.92 FEET, WHOSE

CHORD BEARS N11°59'24"E - 0.92 FEET TO A SET 1/2-INCH REBAR WITH CAP 1 2 #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AND AN 3 4 ARC LENGTH OF 28.82 FEET, WHOSE CHORD BEARS N29°06'04"W - 26.39 5 FEET TO A SET 1/2-INCH REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY N70°23'02"W - 68.28 FEET TO A 6 7 SET 1/2-INCH REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A 8 9 RADIUS OF 205.00 FEET AND AN ARC LENGTH OF 79.42 FEET, WHOSE 10 CHORD BEARS N81°28'59"W - 78.93 FEET TO A SET ½-INCH REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-11 12 WAY \$87°25'04"W - 101.62 FEET TO A SET 1/2" REBAR WITH CAP #1573: 13 THENCE LEAVING SAID PROPOSED RIGHT-OF-WAY, S3°02'11"W – 295.67 14 FEET TO A SET ½-INCH REBAR WITH CAP #1573; THENCE S87°08'21"E -263.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.76 ACRES, 15 MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE 16 17 RIGHT-OF-WAY OF BOWMAN ROAD.

- **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 C-Store PD-C, located at 3600 Bowman Road (Z-6049-C), 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 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
- 34 **PASSED:** May 17, 2022

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1	ATTEST:	APPROVED:	
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4	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
5	APPROVED AS TO LEGAL FORM:		
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7 8	Thomas M. Carpenter, City Attorney		
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