1	ORDINANCE NO.
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED
5	SOUTH BOWMAN APARTMENTS LONG-FORM PD-R (Z-8977-A),
6	LOCATED AT 4212 SOUTH BOWMAN ROAD, LITTLE ROCK,
7	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY
8	OF LITTLE 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 R-
13	2, Single-Family, to PD-R, Planned Development - Residential:
14	
15	Part of the S ½, SW ¼, SW ¼, Section 16, T-1-N, R-13-W, Pulaski County, Arkansas
16	lying west of the centerline of Bowman Road, being more particularly described as
17	follows: Beginning at the SW corner of said S $^{1}/_{2}$, SW $^{1}/_{4}$, thence N00°20'38"W,
18	along the west line of said S 1 /2, SW 1 /4, SW 1 /4, 652.0 feet; thence S88°18'02"E, 1106.9
19	feet to the center line of Bowman Road; thence along the centerline of Bowman Road,
20	the following bearings and distances; $S08^{\circ}13'31''E$, 395.55 feet, $S19^{\circ}55'28''E$, 152.12
21	feet, S26°25'11"E, 155.43 feet to a point on the south line of said S $\frac{1}{2}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$;
22	thence leaving said centerline and along the said south line $N87^{\circ}33'30"W$, 234.54 feet;
23	thence N43°20'10"W, 189.79 feet; thence S86°32'14"W, 85.58 feet; thence
24	S75°31'41"W, 291.05 feet; thence N87°32'14"W, 251.87 feet; thence N02°26'51"E,
25	111.05 feet; thence S87°27'33"E, 40.0 feet; thence N02°28'10"E, 100.37 feet; thence
26	N87°35'49"W, 100.0 feet; thence S2°22'46"W, 111.04 feet; thence N87°32'10"W,
27	95.71 feet; thence $S80^{\circ}20'31''W$, 183.17 feet to the point of beginning containing 16.02
28	acre more or less subject to the right-of-way of Bowman Road along the east property
29	line thereof.
30	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
31	Little Rock Planning Commission.
32	SECTION 3. That the change in zoning classification contemplated for South Bowman Apartments
33	Long-Form PD-R (Z-8977-A), located at 4212 South Bowman Road, is conditioned upon obtaining a final

1	plan approval within the time specified by Ch	napter 36, Article VII, Section 36-454 (e) of the Code of	
2	Ordinances.		
3	SECTION 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
4	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
5	necessary to affect and designate the change provided for in Section 1 hereof.		
6	SECTION 5. That this ordinance shall not take effect and be in full force until the final approval of		
7	the plan.		
8	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
9	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
10	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
12	ordinance.		
13	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
14	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
15	PASSED: May 19, 2015		
16	ATTEST:	APPROVED:	
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18 19	Susan Langley, City Clerk	Mark Stodola, Mayor	
18 19 20	Susan Langley, City Clerk APPROVED AS TO LEGAL FORM:	Mark Stodola, Mayor	
18 19 20 21		Mark Stodola, Mayor	
18 19 20 21 22	APPROVED AS TO LEGAL FORM:	Mark Stodola, Mayor	
18 19 20 21		Mark Stodola, Mayor	
18 19 20 21 22 23	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney	Mark Stodola, Mayor	
18 19 20 21 22 23 24	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney //	Mark Stodola, Mayor	
18 19 20 21 22 23 24 25	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney //	Mark Stodola, Mayor	
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18 19 20 21 22 23 24 25 26 27	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney // // // //	Mark Stodola, Mayor	
18 19 20 21 22 23 24 25 26 27 28	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney // // // // // // //	Mark Stodola, Mayor	
18 19 20 21 22 23 24 25 26 27 28 29	APPROVED AS TO LEGAL FORM: Thomas M. Carpenter City Attorney // // // // // // // // //	Mark Stodola, Mayor	
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