1	ORDINANCE NO
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3	AN ORDINANCE RECLASSIFYING PROPERTY LOCATED IN THE
4	CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
5	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND
6	FOR OTHER PURPOSES.
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8	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE
9	ROCK, ARKANSAS.
10	Section 1. That the zone classification of the following property be and is hereby changed as
11	indicated:
12	Z-9033: Described as part of the NW 1/4 of Section 16, T-1-N, R-13-W, City of Little
13	Rock, Pulaski County, Arkansas, more particularly described as follows:
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15	Commencing at the Southwest corner of Lot 85, Sandpiper Creek, Phase V, an
16	addition to the City of Little Rock, Arkansas; thence S88°14'53"E along the south
17	line of said Lot 85 and along the south right-of-way line of Brook Forest Drive and
18	south line of Lots 84, 83, 82 and 81, said Sandpiper Creek, Phase V, 436.14 feet to
19	the southeast corner of said Lot 81; thence S88°04'49"E along the south line of Lots
20	80, 79, 78, 77, 76 and 75, said Sandpiper Creek, 336.21 feet to a point on the west
21	line of the Church At Rock Creek property; thence S02°10'22"W along said west
22	line, 1379.43 feet to the Point of Beginning; thence S02°10'22"W continuing along
23	said west line, 530.99 feet to the southwest corner of the Church At Rock Creek
24	property on the north right-of-way line of West 36th Street, being 25.0 feet from the
25	centerline thereof; thence N87°47'12"W along said North right-of-way line, 720.88
26	feet to a point on the east right-of-way line of Bowman Road, being 25.0 feet from
27	the centerline thereof; thence northerly along said east right-of-way line the
28	following: 1) Northerly along the arc of a 625.62-foot radius curve to the right, a
29	chord bearing and distance of N41°15'05"E, 50.48 feet; 2) N43°30'04"E, 42.78 feet;
30	3) Northerly along the arc of a 525.00-foot radius curve to the left, a chord bearing

and distance of N30°33'48"E, 235.09 feet; 4) N17°37'32"E, 126.08 feet; and 5)

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I	northerly along the arc of a 230.00-foot radii	is curve to the left, a chord bearing and	
2	distance of N01°36'40"E, 126.90 feet; thence S88°15'49"E along the south line of the		
3	Bowman Pointe Long Form PRD, 516.69 feet to the Point of Beginning, containing		
4	6.9545 acres, more or less: From R-2, Single-Family District, to C-1, Neighborhood		
5	Commercial District (northeast corner of West 36th Street and Bowman Road).		
6	Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of		
7	Little Rock and designated district map be and is hereby amended to the extent and in the		
8	respects necessary to affect and designate the changes provided for in Section 1 hereof.		
9	Section 3. That theordinance shall take effect and be in full force 30 days after the date of its		
10	passage and approval.		
11	Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause,		
12	phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such		
13	declaration or adjudication shall not affect the remaining portions of the ordinance which shall		
14	remain in full force and effect as if the portion so declared or adjudged invalid or		
15	unconstitutional was not originally a part of the ordinance.		
16	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, that are		
17	inconsistent with the provisions of this ordinance are hereby repealed to the extent of such		
18	inconsistency.		
19	PASSED: July 7, 2015		
20	ATTEST:	APPROVED:	
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22 23		Mark Stodola, Mayor	
24	APPROVED AS TO LEGAL FORM:		
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