

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED BOWMAN ROAD RETAIL DEVELOPMENT SHORT-FORM PCD (Z-6238-A), LOCATED AT 1400 AND 1404 SOUTH BOWMAN ROAD, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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, to PCD, Planned Commercial Development:

**Z-6238-A:** PARCEL A - BEING A PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 9, T-1-N, R-13-W, IN PULASKI COUNTY, ARKANSAS, AND ALSO BEING THE JIM AND KAYE WOOD TRACT RECORDED AS DOCUMENT 96-32975 IN THE PULASKI COUNTY ARKANSAS CIRCUIT CLERK'S OFFICE. MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARING REFERENCED TO THE NORTH LINE OF THE SAID JIM AND KAYE WOOD TRACT AS RECORDED IN SAID DOCUMENT 96-32975: COMMENCING 25 FEET WEST OF THE NORTHEAST CORNER OF THE SAID N1/2 OF THE SE1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 9, T-1-N, R-13-W, TO A FOUND 1/2" IRON PIN, SAID 1/2" IRON PIN BEING THE POINT OF BEGINNING: FROM THE POINT OF BEGINNING THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE WEST RIGHT OF WAY OF BOWMAN ROAD, SOUTH 02-34-05 WEST, 104.98 FEET, TO A FOUND ¾-INCH IRON PIPE, SAID IRON PIPE BEING THE SOUTH EAST CORNER OF THE FRONT OF THE HEREIN DESCRIBED TRACT.
2. THENCE NORTH 87-41-57 WEST 195.14 FEET, TO A FOUND ½-INCH IRON PIPE.

- 1           **3. THENCE SOUTH 02-06-19 WEST 59.80 FEET, TO A FOUND**  
2           **½-INCH IRON PIPE.**
- 3           **4. THENCE NORTH 87-36-18 WEST, 448.57 FEET TO A FOUND ½-**  
4           **INCH IRON PIPE, BEING THE SOUTHWEST CORNER OF THIS**  
5           **TRACT.**
- 6           **5. THENCE NORTH 01-11-31 EAST 164.66 FEET, ALONG THE EAST**  
7           **LINE OF THE CHERRY CREEK SUBDIVISION, AS RECORDED IN**  
8           **PLAT BOOK D, PAGE 306, SAME ALSO BEING THE WEST LINE OF**  
9           **THE SAID N1/2 OF THE SE1/4 OF THE NW 1/4 OF THE NW1/4 OF**  
10           **SECTION 9, T-1-N, R-13-W, TO A 1/2-INCH IRON PIN, SAID ½-INCH**  
11           **IRON PIN BEING THE NORTHWEST CORNER FOR THIS TRACT.**
- 12           **6. THENCE SOUTH 87-38-51 EAST, PASSING AT 149.92 FEET A**  
13           **FOUND 3/8-INCH REBAR, AND ALSO PASSING AT 371.10 FEET A**  
14           **FOUND IRON PIN, IN ALL A TOTAL DISTANCE OF**  
15           **647.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.17**  
16           **ACRES, MORE OR LESS.**

17           **PARCEL B - SECTION 9, T-1-N, R-13-W, IN PULASKI COUNTY, ARKANSAS,**  
18           **MORE PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE NW1/4 OF**  
19           **DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN TWENTY-FIVE**  
20           **(25) FEET WEST AND 105 FEET SOUTH OF THE NORTHEAST CORNER OF**  
21           **SAID N1/2 SE1/4 NW1/4 NW1/4; RUN THENCE SOUTH SIXTY (60) FEET TO AN**  
22           **IRON PIN; RUN THENCE WEST 200 FEET TO AN IRON PIN; RUN THENCE**  
23           **NORTH SIXTY (60) FEET TO AN IRON PIN; RUN THENCE EAST 200 FEET TO**  
24           **AN IRON PIN AND THE POINT OF BEGINNING.**

25           **SECTION 2.** That the preliminary site development plan/plat be approved as recommended by the  
26 Little Rock Planning Commission.

27           **SECTION 3.** That the change in zoning classification contemplated for Bowman Road Retail  
28 Development Short-Form PCD (Z-6238-A), located at 1400 and 1404 South Bowman Road, is conditioned  
29 upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)  
30 of the Code of Ordinances.

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

32           **SECTION 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little  
33 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects  
34 necessary to affect and designate the change provided for in Section 1 hereof.

1       **SECTION 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase,  
2 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
3 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
4 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
5 ordinance.

6       **SECTION 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent  
7 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: August 18, 2015**

9 **ATTEST:**

**APPROVED:**

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12 **Susan Langley, City Clerk**

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**Mark Stodola, Mayor**

13 **APPROVED AS TO LEGAL FORM:**

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16 **Thomas M. Carpenter, City Attorney**

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