| 1 | ORDINANCE NO |
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| 2 | |
| 3 | AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE |
| 4 | CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL |
| 5 | ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR |
| 6 | OTHER PURPOSES. |
| 7 | |
| 8 | BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK |
| 9 | ARKANSAS. |
| 10 | Section 1. That the zone classification of the following property be and is hereby changed as indicated |
| 11 | |
| 12 | Z-3371-FFF : DESCRIBED AS PART OF THE S1/2 OF SECTION 16, TOWNSHIP |
| 13 | 1 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, |
| 14 | BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT |
| 15 | THE NORTHWEST CORNER OF LOT 3R THE VILLAGE AT BRODIE CREEK; |
| 16 | THENCE N88°17'04"W-724.88' TO A POINT ON THE EASTERLY RIGHT-OF- |
| 17 | WAY LINE OF BOWMAN ROAD; THENCE ALONG SAID EASTERLY RIGHT- |
| 18 | OF-WAY LINE THE FOLLOWING COURSES: 1) N10°49'31"W-214.00'; 2) |
| 19 | N07°36'12"W-216.90', 3) N07°32'48"W-180.27'; 4) ALONG THE ARC OF A 642.54' |
| 20 | RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 369.61' AND |
| 21 | CHORD BEARING AND DISTANCE OF N08°55'58"E-364.53'; (5) N25°27'11"E- |
| 22 | 129.82'; THENCE LEAVING SAID RIGHT-OF-WAY \$87°53'28"E-604.46' |
| 23 | THENCE S87°45'57"E-398.57'; THENCE N02°10'57"E-228.64' THENCE |
| 24 | N79°22'04"E-196.43"; THENCE N57°58'14"E-123.80"; THENCE N47°13'57"E- |
| 25 | 233.96' THENCE N59°44'41"E-168.14';THENCE N71°38'56"E-306.03'; THENCE |
| 26 | N41°46'04"E-138.46' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE |
| 27 | OF INTERSTATE ROUTE NO. 430; THENCE SOUTHERLY, ALONG SAID |
| 28 | WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: (1) |
| 29 | $S03^{\circ}13'05"W-225.66';$ (2) $S06^{\circ}00'02"E-226.97';$ (3) $S02^{\circ}01'57"W-401.39'$ (4) |
| 30 | S12°08'10"W-707.53' (5) S30°57'22"W-88.47' THENCE LEAVING SAID RIGHT- |
| 31 | OF-WAY LINE N75°33'42"W-727.26'; THENCE S41°50'43"W-169.15'; THENCE |
| 32 | ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT, HAVING AN |

ARC LENGTH OF 35.85' AND CHORD BEARING AND DISTANCE OF

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S00°50'17"W-32.86' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE 1 2 OF COLONEL GLENN PLAZA DRIVE; THENCE \$49°39'01"W-60.00' TO A 3 POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLONEL 4 GLENN PLAZA DRIVE; THENCE ALONG THE ARC OF A 320.00-FOOT 5 RADIUS CURVE TO THE LEFT HAVING AN ARC LENGTH OF 15.31' AND CHORD BEARING AND DISTANCE OF N41°01'12"W-15.31' TO A POINT ON 6 7 THE NORTH LINE OF SAID LOT 3R; THENCE S47°26'16"W ALONG THE 8 NORTH LINE OF SAID LOT 3R, A DISTANCE OF 316.58' TO THE POINT OF 9 BEGINNING. CONTAINING 52.9078 ACRES (MORE OR LESS): FROM 10 C-2, SHOPPING CENTER DISTRICT, AND PCD, PLANNED COMMERCIAL DISTRICT, TO C-4, OPEN DISPLAY DISTRICT. (EAST SIDE OF BOWMAN 11 12 ROAD (4000 BLOCK), WEST OF INTERSTATE 430 AND SOUTH OF BRODIE 13 CREEK). 14 Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock 15 and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect 16 and designate the change provided for in Section 1 hereof. 17 Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 18 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 19 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 20 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 21 ordinance. 22 Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 23 the provisions of this ordinance are hereby repealed to the extent of such inconsistency. 24 ATTEST: APPROVED: 25 26 27 Susan Langley, City Clerk Frank Scott, Jr., Mayor 28 APPROVED AS TO LEGAL FORM: 29 30 31 Thomas M. Carpenter, City Attorney 32 // 33 // 34 //

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