ORDINANCE NO. _______

AN ORDINANCE RECLASSIFYING PROPERTY LOCATED IN THE CITY OF 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 zone classification of the following property be and is hereby changed as indicated:

**Z-9033:** Described as part of the NW ¼ of Section 16, T-1-N, R-13-W, City of Little Rock, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Southwest corner of Lot 85, Sandpiper Creek, Phase V, an addition to the City of Little Rock, Arkansas; thence S88°14’53”E along the south line of said Lot 85 and along the south right-of-way line of Brook Forest Drive and south line of Lots 84, 83, 82 and 81, said Sandpiper Creek, Phase V, 436.14 feet to the southeast corner of said Lot 81; thence S88°04’49”E along the south line of Lots 80, 79, 78, 77, 76 and 75, said Sandpiper Creek, 336.21 feet to a point on the west line of the Church At Rock Creek property; thence S02°10’22”W along said west line, 1379.43 feet to the Point of Beginning; thence S02°10’22”W continuing along said west line, 530.99 feet to the southwest corner of the Church At Rock Creek property on the north right-of-way line of West 36th Street, being 25.0 feet from the centerline thereof; thence N87°47’12”W along said North right-of-way line, 720.88 feet to a point on the east right-of-way line of Bowman Road, being 25.0 feet from the centerline thereof; thence northerly along said east right-of-way line the following: 1) Northerly along the arc of a 625.62-foot radius curve to the right, a chord bearing and distance of N41°15’05”E, 50.48 feet; 2) N43°30’04”E, 42.78 feet; 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)
northerly along the arc of a 230.00-foot radius curve to the left, a chord bearing and
distance of N01°36'40"E, 126.90 feet; thence S88°15'49"E along the south line of the
Bowman Pointe Long Form PRD, 516.69 feet to the Point of Beginning, containing
6.9545 acres, more or less: From R-2, Single-Family District, to C-1, Neighborhood
Commercial District (northeast corner of West 36th Street and Bowman Road).

Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of
Little Rock and designated district map be and is hereby amended to the extent and in the
respects necessary to affect and designate the changes provided for in Section 1 hereof.

Section 3. That the ordinance shall take effect and be in full force 30 days after the date of its
passage and approval.

Section 4. 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 5. 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.

PASSED: July 7, 2015

ATTEST: 

______________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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