

1 CHORD BEARS N11°59'24"E - 0.92 FEET TO A SET ½-INCH REBAR WITH CAP
2 #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY,
3 ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AND AN
4 ARC LENGTH OF 28.82 FEET, WHOSE CHORD BEARS N29°06'04"W - 26.39
5 FEET TO A SET ½-INCH REBAR WITH CAP #1573; THENCE CONTINUING
6 ALONG SAID PROPOSED RIGHT-OF-WAY N70°23'02"W - 68.28 FEET TO A
7 SET ½-INCH REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID
8 PROPOSED RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A
9 RADIUS OF 205.00 FEET AND AN ARC LENGTH OF 79.42 FEET, WHOSE
10 CHORD BEARS N81°28'59"W - 78.93 FEET TO A SET ½-INCH REBAR WITH
11 CAP #1573; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-
12 WAY S87°25'04"W - 101.62 FEET TO A SET 1/2" REBAR WITH CAP #1573;
13 THENCE LEAVING SAID PROPOSED RIGHT-OF-WAY, S3°02'11"W – 295.67
14 FEET TO A SET ½-INCH REBAR WITH CAP #1573; THENCE S87°08'21"E –
15 263.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.76 ACRES,
16 MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE
17 RIGHT-OF-WAY OF BOWMAN ROAD.

18 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
19 Planning Commission.

20 **Section 3.** That the change in zoning classification contemplated for C-Store PD-C, located at 3600
21 Bowman Road (Z-6049-C), is conditioned upon obtaining final plan approval within the time specified by
22 Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

24 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
25 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
26 to affect and designate the change provided for in Section 1 hereof.

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

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

34 **PASSED: June 7, 2022**

1 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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