

1 northerly along the arc of a 575.0 foot radius curve to the right, a chord
2 bearing and distance of N24°54'12"W 289.15 feet; (5) N10°20'27"W, 434.96
3 feet; (6) northerly along the arc of a 375.0-foot radius curve to the right a
4 chord bearing and distance of N01°15'06"E 150.71 feet (7) N12°50'39"E,
5 89.09 feet and (8) northerly along the arc of a 325.0-foot radius curve to the
6 left, a chord bearing and distance of N06°27'20"E, 71.86 feet to a point on the
7 westerly projection of the south line of Lot 1, Perkins Subdivision to the City
8 of Little Rock, Arkansas; thence S89°55'54"E along said south line, 283.70
9 feet to the southeast corner of said Lot 1, said corner being on the west line of
10 said Lot 85, Sandpiper Creek, Phase V; thence S00°42'34"W along said west
11 line, 31.53 feet to the point of beginning containing 31.0731 acres, more or
12 less.

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

15 **SECTION 3.** That the change in zoning classification contemplated for Bowman Pointe Long-
16 Form PD-R (Z-6886-C), located East of Bowman Road, North and South of
17 36th Street, between Interstate 430 and South Bowman Road, is conditioned upon obtaining a final plan
18 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
19 Ordinances.

20 **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of
21 Little Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the
22 respects necessary to affect and designate the change provided for in Section 1 hereof.

23 **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval
24 of the plan.

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

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31 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such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

33 **PASSED: January 20, 2015**

