1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED ZONING DEVELOPMENT AND		
5	ESTABLISHING A PLANNED DEVELOPMENT - COMMERCIAL		
6	TITLED PEOPLE TRUST FEDERAL CREDIT UNION PD-C, LOCATED		
7	AT 1404 SOUTH BOWMAN ROAD (Z-4859-D), LITTLE ROCK,		
8	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
9	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
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11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK		
12	ARKANSAS.		
13	Section 1. That the zoning classification of the following described property be changed from PCD		
14	Planned Commercial Development, to PD-C, Planned Development - Commercial:		
15	<b>Z-4859-D</b> : Described as part of the north half of the SE1/4 of the NW1/4 of the NWI/4		
16	of Section 9, Township 1 North, Range 13 West, more particularly described as		
17	follows: Beginning at an iron pin twenty-five (25) feet west and 105 feet south of the		
18	northeast corner of said north half of the SE1/4 of the NW1/4 of the NW1/4; run		
19	thence south sixty (60) feet to an iron pin; run thence west 200 feet to an iron pin; run		
20	thence north sixty (60) feet to an iron pin; run thence east 200 feet to an iron pin and		
21	the point of beginning, now in the City of Little Rock, Pulaski County, Arkansas.		
22	LESS AND EXCEPT:		
23	Street Dedication Description Tract 7-1: A part of the Northwest Quarter of the		
24	Northwest Quarter of Section 9, Township 1 North, Range 13 West, Pulaski County,		
25	Arkansas; Commencing at the northeast corner of the S1/2 SEIM NW1/4 NW1/4 of		
26	said Section 9, thence N01'58'05"E a distance of 164.69 feet to the point of beginning;		
27	thence N87°29'39"W a distance of 13.20 feet to a point; thence N01°16'22"E a		
28	distance of 27.19 feet to a point; thence N01°49'41"E a distance of 32.82 feet to a point;		
29	thence S87°29'39"E a distance of 13.62 feet to a point; thence South 01°58'05"W a		
30	distance of sixty (60) feet to the point of beginning and containing 0.02 acres, or 808.88		
31	square-feet.		
32	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rocl		
33	Planning Commission.		

1	Section 3. That the change in zoning class	sification contemplated for People Trust Federal Credit	
2	Union PD-C, located at 1404 South Bowman Road (Z-4859-D), is conditioned upon obtaining final plan		
3	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
4	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
5	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
6	Arkansas, and the Designated District Map be, and is hereby amended, to the extent and in the respects		
7	necessary to affect and designate the change provided for in Section 1 hereof.		
8	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
9	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
10	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and		
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
12	ordinance.		
13	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
14	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
15	PASSED: July 16, 2024		
16	ATTEST:	APPROVED:	
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18 19	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
20	APPROVED AS TO LEGAL FORM:		
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23	Thomas M. Carpenter, City Attorney		
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