

ORDINANCE NO. 0-93-02

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY LAND DEVELOPMENT CODE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS, THAT:

SECTION 1. That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the C-3 symbols and indications as shown, on the Zoning District Boundary Map in an area described as follows:

Lot 4 of the S 1/2 SW 1/4 Section 7, T5N, R13W, as shown on B. G. Wilson's Map in Plat Book A< Page 46, Faulkner County Records, Faulkner County, Arkansas, less and except the south 300.0 feet thereof, more particularly described as beginning at the southwest corner of said Lot 4; thence north 22 degrees 44 minutes 48 seconds west 300.0 feet to the point of beginning; thence continuing along the east right of way of State Highway #65 north 22 degrees 44 minutes 48 seconds west 510.0 feet to the northwest corner of said Lot 4; thence along the south right of way of Bruce Street to a point north 89 degrees 27 minutes 03 seconds east 766.60 feet to the northeast corner of said Lot 4; thence south 0 degrees 23 minutes 36 seconds west 474.45 feet, said point being 277.35 feet north 0 degrees 23 minutes 36 seconds east of the southeast corner of said Lot 4; thence south 89 degrees 40 minutes 20 seconds west parallel to the south line of said Lot 4 966.12 feet to the point of beginning containing 7.24 acres, more or less,

to those of I-3, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2. That a separate agreement by and between the City of Conway and Virco Manufacturing, Inc. is hereby attached and made a part of this ordinance allowing lot coverage of building to be approximately 48% in exchange for a building height restriction of 36 feet.

SECTION 3. That all ordinances in conflict herewith are repealed to the extent of the conflict.

SECTION 4. That this ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 26th day of January, 1993.

ATTEST:

Martha Hartwick

CITY CLERK

APPROVED:

David A. Finley

MAYOR