

② City of  
Conway, Env.

023748

ORDINANCE NO. 0-06-129

Doc#2006- 23486  
Date 10/12/2006  
12:48:28 PM  
Filed & Recorded in  
Official Records of  
Faulkner County  
SHARON RIMMER  
FAULKNER COUNTY CIRCUIT CLERK  
Fees \$11.00

279108

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED ON A TRIANGULAR PIECE OF LAND ABUTTING THE PROPOSED SPENCER LAKE DRIVE IMMEDIATELY SOUTH OF SPENCER LAKE PUD PHASE 1 AND APPROXIMATELY 250 FEET SOUTH OF THE PADGETT ROAD BRIDGE AT SPENCER LAKE FROM R-1 TO PUD;

D. C.

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

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

Being a part of the SE $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 6, and also a part of the NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 7, all in T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of the SE $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 6; thence S02°04'57"W 648.45 feet to the point of beginning; thence S02°04'57"W 660.00 feet to the SE corner of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence S02°01'07"W 67.77 feet; thence N35°26'06"W 85.75 feet; thence N48°18'04"W 224.64 feet; thence N39°00'42"W 125.00 feet to the East right of way of Spencer Lake Drive; thence along said right of way to a point N51°23'00"E 57.28 feet to a curve turning to the left with a radius of 275.00 feet and a chord bearing and distance of N41°53'32"E 90.69 feet; thence to a point N32°24'04"E 336.80 feet; thence to a point N37°29'38"E 17.01 feet; thence to a point N69°43'07"E 28.11 feet to the point of beginning, containing 2.51 acres more or less. Subject to all roadways, easements and reservations that are of record or physically in place.

(A.K.A. Lot 1 Spencer Mt. Subdivision, Phase I)

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

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 26<sup>th</sup> day of September, 2006

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett  
City Clerk/Treasurer