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by

329113

D.C.



City of Conway, Arkansas
Ordinance No. O-09-116

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 3805 DONNELL RIDGE ROAD FROM A-1 TO MF-2:

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

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

TRACT 1:

A PART OF THE NE¼ OF SECTION 21, T-05-N-R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND PK NAIL AT THE NE CORNER OF THE SE¼ NE¼ OF SAID SECTION 21; THENCE N01°36'57"E, ALONG THE EAST LINE OF SAID NE¼ 57.23 FEET TO THE POINT OF BEGINNING; THENCE S74°41'36"W, 224.67 FEET TO A FOUND BOLT; THENCE S68°12'27" W, 304.90 FEET TO A FOUND ½" REBAR AND CAP; THENCE S19°03'12"E, 151.00 FEET TO A FOUND ½" REBAR AND CAP; THENCE S68°17'25"W, 69.20 FEET TO A FOUND ½" REBAR AND CAP; THENCE S21°36'41"E, 556.00 FEET TO A FOUND ½" REBAR AND CAP; THENCE N88°04'50"W, 407.52 FEET TO A FOUND ½" REBAR AND CAP; THENCE S02°04'46"W, 509.06 FEET TO A FOUND ½" REBAR AND CAP BEING IN THE SOUTH LINE OF SAID NE¼ AND 684.74 FEET WEST OF THE SE CORNER OF SAID SE¼ NE¼; THENCE N88°05'49"W ALONG THE SOUTH LINE OF SAID NE¼ 182.72 FEET TO A FOUND ½" REBAR AND CAP BEING 458.08 FEET EAST OF THE SW CORNER OF SAID SE¼ NE¼; THENCE LEAVING SAID SOUTH LINE N01°58'09"E, 386.87 FEET TO A FOUND ½" REBAR AND CAP; THENCE S65°05'57"W, 513.30 FEET TO A FOUND ½" REBAR AND CAP; THENCE S02°02'26"W, 155.41 FEET TO A FOUND ½" REBAR AND CAP AT THE SW CORNER OF SAID SE¼ NE¼; THENCE N88°05'49"W ALONG THE SOUTH LINE OF SAID NE¼ 883.02 FEET AT A FOUND REBAR BEING 441.97 FEET EAST OF A STONE AT THE SW CORNER OF SAID NE¼; THENCE N01°57'34"E, 426.27 FEET TO A FOUND COTTON PICKER SPINDLE IN THE CENTER OF DONNELL RIDGE ROAD; THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING COURSES; N69°28'09" 187.35 FEET; THENCE RUN ALONG AN ARC TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N67°35'50"E, 130.67 FEET, AND RADIUS OF 2000 FEET; THENCE N65°43'30"E, 88.19 FEET; THENCE RUN ALONG AN ARC TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N64°19'09"E, 147.23 FEET AND RADIUS OF 3000 FEET; THENCE N62°54'47"E, 5.78 FEET; THENCE RUN ALONG AN ARC TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N58°25'07"E, 141.05 FEET AND RADIUS OF 900 FEET; THENCE N53°55'28"E, 18.53 FEET; THENCE RUN ALONG AN ARC TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF N49°26'24"E, 31.28 FEET AND RADIUS OF 200 FEET; THENCE N44°57'20"E, 40.39 FEET; THENCE RUN ALONG AN ARC TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF N52°41'10"E, 161.42 FEET AND RADIUS OF 600 FEET; THENCE N60°25'00"E, 301.52 FEET; THENCE RUN ALONG AN ARC TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N63°30'12"E, 107.70 FEET AND RADIUS OF 1000 FEET; THENCE N66°35'25"E, 197.67 FEET; THENCE RUN ALONG AN ARC TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N67°18'14"E, 24.91 FEET AND A RADIUS OF 1000 FEET; THENCE N68°01'03"E, 158.28 FEET; THENCE RUN ALONG AN ARC TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF N57°28'56"E, 365.69 FEET AND RADIUS OF 1000 FEET; THENCE N46°56'48"E, 115.05 FEET; THENCE RUN ALONG AN ARC TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N51°23'39"E, 341.22 FEET AND RADIUS OF 2200 FEET; THENCE N55°50'31"E, 69.63 FEET TO A PK NAIL IN THE EAST LINE OF SAID NE¼; THENCE LEAVING SAID CENTER S01°36'58"W, 445.15 FEET TO THE POINT OF BEGINNING CONTAINING 3.50 ACRES

IN THE NE¼ NE¼, 18.85 ACRES IN THE SE¼ NE¼, 13.21 ACRES IN THE SW¼ NE¼ AND CONTAINING 35.57 ACRES, MORE OR LESS.

TRACT 2:

A PART OF THE NE¼ OF SECTION 21, T-05-N-R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT A FOUND ½" REBAR AND CAP AT THE SW CORNER OF THE SE¼ NE¼; THENCE N02°02'26"W, 155.41 FEET TO A FOUND ½" REBAR AND CAP; THENCE N65°05'57"E, 513.30 FEET TO A FOUND ½" REBAR AND CAP; THENCE S01°58'09"W, 386.87 FEET TO A FOUND ½" REBAR AND CAP BEING IN THE SOUTH LINE OF SAID NE¼; THENCE ALONG THE SOUTH LINE N88°05'49"W, 458.08 FEET TO THE POINT OF BEGINNING CONTAINING 2.85 ACRES, MORE OR LESS.

to those of MF-2, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 13th day of October, 2009.

Approved:


Mayor Tab Townsell

Attest:


Michael O. Garrett
City Clerk/Treasurer