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City of Conway, Arkansas
Ordinance No. O-12-05

303876

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2501, 2511, AND 2355 EAST OAK STREET FROM MF-2 TO C-3:

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 **MF-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

TRACT 1:

A part of the NW¼ NE¼ of Section 9, Township 5 North, Range 13 West, Faulkner County, Arkansas, being more particularly described as beginning at the Southeast Corner of said NW¼ NE¼ and running thence N88°49'04"W along the South Line of said NW¼ NE¼, 201.28 feet to the East Line of the City of Conway property; thence run N00°06'50"W, along said property line, 800.08 feet; thence N05°36'16"E, 150.54 feet; thence N00°06'50"W, 299.29 feet; thence along an arc to the right having a chord bearing and distance of N45°18'42"E, 71.23 feet, arc length of 79.28 feet, and radius of 50.00 feet to the South right of way of Highway #64; thence run along said right of way S89°5'36"E, 135.50 feet to the East Line of said NW¼ NE¼; thence run S00°06'50"E, 1301.68 feet to the Point of Beginning containing 5.85 acres more or less.

TRACT 2:

A strip of land varying in width from 90 feet wide to 60 feet wide situated in the NW¼ NE¼, Section 9, all in T-5-N, R-13-W, Faulkner County, Arkansas said strip being more particularly described as follows: Commencing at the Southeast Corner of said NW¼ NE¼ Section 9, thence N88°49'04"W, along the South Line of said NW¼ NE¼ Section 9, 201.28 feet to the Point of Beginning; thence continuing N88°49'04"W, along the South Line of said NW¼ NE¼ Section 9, 60.02 feet; thence N00°06'50"W along a line parallel to and 261.23 feet west of the East Line of said NW¼ NE¼ Section 9, 799.60 feet; thence N05°48'55"W, 150.99 feet; thence N00°06'50"W along a line parallel to and 276.23 feet west of the East Line of said NW¼ NE¼ Section 9, 300.78; thence 77.80 feet along a curve to the left having a radius of 50 feet and a chord bearing N44°41'18"W, 70.18 feet to the southerly right of way line of U.S. Highway 64; thence S89°15'47"E, 190.021 feet along said southerly right of way line; thence 79.28 feet along a curve to the left having a radius of 50 feet and a chord bearing S45°18'42"W, 71.23 feet; thence S00°06'50"E along a line parallel to and 186.23 feet west of the east line of said NW¼ NE¼ Section 9, 299.29; thence S05°36'16"W, 150.54 feet; thence S00°06'50"E along a line parallel to and 201.23 feet west of the east line of said NW¼ NE¼ Section 9, 800.07 feet to the Point of Beginning and containing 2.108 acres more or less.

TRACT 3:

A part of the NW¼ NE¼ of Section Nine (9), Township Five (5) North, Range Thirteen (13) West, Faulkner County, Arkansas being more particularly described as follows: Commencing at the SW corner of said NW¼ NE¼; thence along the west line N00°11'48"W, 685.17 feet to the Point of Beginning; thence continuing along said west

line N00°11'48"W, 415.98 feet to a point; thence leaving said west line S88°43'04"E, 210.00 feet to a point; thence N00°11'48"W, 192.69 feet to a point on the south right of way of Hwy #64; thence along said south right of way S89°15'47"E, 50.01 feet to a point; thence leaving said right of way S00°11'48"E, 606.67 feet to a point; thence N89°15'47"W, 259.96 feet to the Point of Beginning, containing 2.70 acres more or less.

to those of **C-3**, 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 24th day of January, 2012.

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett
City Clerk/Treasurer