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City of Conway, Arkansas
Ordinance No. O-12-76

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE FIVE TRACTS OF PROPERTY LOCATED ALONG LOLLIE AND SAND GAP ROADS FROM A-1 TO I-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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

The West 1/2 SE 1/4, Section 19, Township 5 North, Range 14 West, Faulkner County, Arkansas, containing 80.47 acres, more or less.

A part of the SW 1/4 NW 1/4 and also a part of the NW 1/4 SW 1/4 of Section 30, Township 5 North, range 14 West, Faulkner County, Arkansas, more particularly described as beginning at the NW corner of the SW 1/4, NW 1/4; thence South 89 degrees 03 minutes 49 seconds East 912.79 feet to the east line of the Arkansas River levee; thence along said river levee South 24 degrees 18 minutes 27 seconds West 422.95 feet; thence to a point South 09 degrees 16 minutes 33 seconds West 825.77 feet; thence South 31 degrees 12 minutes 36 seconds West 1324.38 feet; thence leaving said river levee North 01 degrees 58 minutes 15 seconds East 2349.44 feet along the west line of Section 30, Township 5 North, Range 14 West to the point of beginning, containing 29.03 acres more or less.

ALSO, part NW 1/4 and part N 1/2 SW 1/4, all in Section 30, Township 5 North, Range 14 West, Faulkner County, Arkansas, more particularly described as beginning at the southwest corner of said N 1/2 SW 1/4; thence south 89 degrees 03 minutes 04 seconds east 387.43 feet along the south line of said N 1/2 to the true point of beginning; thence leaving said south line north 01 degrees 58 minutes 15 seconds east 660.00 feet; thence north 89 degrees 03 minutes 04 seconds west 180.75 feet to a point on the east line of the Arkansas River levee; thence along the Arkansas River levee to a point north 31 degrees 12 minutes 36 seconds east 901.31 feet; thence to a point north 09 degrees 16 minutes 33 seconds east 825.77 feet; thence to a point north 24 degrees 18 minutes 27 seconds east 1160.17 feet; thence leaving said river levee south 89 degrees 13 minutes 55 seconds east 1478.98 feet; thence south 01 degrees 56 minutes 11 seconds west 3325.71 feet to the southeast corner of the N 1/2 SW, Section 30, Township 5 North, Range 14 West; thence north 89 degrees 03 minutes 04 seconds west 2286.47 feet along the south line of said N 1/2 to the point of beginning, containing 153.43 acres, more or less.

Part of the NE 1/4, Section 36 and a part of the SW 1/4, Section 36 and a part of the SE 1/4 SE 1/4, Section 35 all in Township 5 North, Range 15 West, all in Faulkner County, Arkansas, more particularly described as beginning at the SW corner of the SE 1/4 NE 1/4 of said Section 36 and run thence North 88 degrees 02 minutes 42 seconds West 1320.25 feet to the SW corner of the SW 1/4 NE 1/4 of said Section 36, thence North 88 degrees 10 minutes 16 seconds West 99.00 feet; thence South 01 degrees 29 minutes 33 seconds West 379.50 feet; thence South 88 degrees 10 minutes 16 seconds East 99.00 feet;

thence South 01 degrees 29 minutes 33 seconds West along the East line of the SW ¼, Section 36, Township 5 North, Range 15 West 658.50 feet; thence south 45 degrees 04 minutes 63 seconds west 1492.07 feet; thence north 44 degrees 55 minutes 57 seconds west 730.68 feet to the east line of the Arkansas River levee; thence to a point North 41 degrees 07 minutes 16 seconds East 402.97 feet; thence to a point north 37 degrees 46 minutes 25 seconds East 1621.27 feet; thence leaving said Arkansas River levee South 88 degrees 10 minutes 16 seconds East 341.45 feet to the SW corner of the SW ¼ NE ¼ of Section 36, Township 5 North, Range 15 West; thence along the West line of said SW ¼ NE ¼ North 01 degrees 30 minutes 09 seconds East 403.44 feet to a point on a line said line being a 20-foot offset perpendicular to the east line of the Arkansas River levee; thence North 39 degrees 42 minutes 25 seconds East 347.34 feet; thence North 39 degrees 29 minutes 45 seconds East 773.82 feet; thence North 33 degrees 37 minutes 31 seconds East 1195.63 feet; thence South 88 degrees 00 minutes 41 seconds East 1312.56 feet to the east line of the NE ¼ NE ¼, Section 36, Township 5 North, Range 15 West; thence along said east line South 01 degrees 28 minutes 28 seconds West 990.16 feet; thence North 88 degrees 00 minutes 41 seconds West 660.00 feet; thence South 01 degrees 28 minutes 28 seconds West 660.00 feet; thence south 46 degrees 47 minutes 10 seconds West 928.85 feet, to the point of beginning containing 120.27 acres, more or less.

Part of the NW ¼, Section 1, Township 4 North, Range 15 West, and part of the NE ¼, Section 2, Township 4 North, Range 15 West, all in Faulkner County, Arkansas more particularly described as beginning at the NW corner of Section 1, T4N, R15W, and run thence along the west line of said Section 1 south 01 degrees 37 minutes 29 seconds west 612.08 feet, to a point which is the point of beginning; thence south 44 degrees 55 minutes 57 seconds east 727.49 feet; thence south 45 degrees 04 minutes 03 seconds west 1192.29 feet to the south line of the N S NE, Section 2, Township 4 North, Range 15 West; thence North 87 degrees 19 minutes 21 seconds West 1,842.46 feet to a point on the east line of the Arkansas River levee; thence along said levee to a point North 32 degrees 26 minutes 50 seconds East 996.20 feet; thence to a point North 48 degrees 38 minutes 09 seconds East 1,253.91 feet; thence south 44 degrees 55 minutes 57 seconds east 745.95 feet, to the point of beginning, containing 63.62 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: All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day of August, 2012.

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett
City Clerk/Treasurer