

② R 1116

ORDINANCE! NO. O-00-154

AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE TO ALLOW SOME COMMERCIAL AND OFFICE LOTS TO BE CREATED WITHOUT STREET FRONTAGE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

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

Section 1: That ARTICLE IV, GENERAL DESIGN PRINCIPLES, SECTION 4. ACCESS of the Conway Subdivision Ordinance as adopted by Ordinance No. 0-00-03 on January 25, 2000 is hereby amended to read as follows:

"Every subdivision shall be served by a publicly dedicated street and every lot or parcel within a subdivision shall have direct access to a publicly dedicated street, or in the case of a PUD, access to a public street by means of a private street, or in the case of lots in C-1, C-3 and O-1 zoning districts, access to a public street by means of a dedicated street easement. All lots shall front on public streets except for PUDs where private streets may prevail subject to Planning Commission approval and except for lots in C-1, C-3 and O-1 zoning districts, where access to a public street may be established through a dedicated access easement."

Section 2: That ARTICLE IV, GENERAL DESIGN PRINCIPLES, SECTION 5. SUBDIVISION DESIGN STANDARDS, F. LOTS (1) of the Conway Subdivision Ordinance as adopted by Ordinance No. 0-00-03 on January 25, 2000 is hereby amended to read as follows:

"(1) Every lot shall abut upon a public street except where private streets are explicitly approved by the Planning Commission in Planned Unit Developments or where lots in C-1, C-3 or O-1 zoning districts are explicitly approved by the Planning Commission, with access to a public street by way of a dedicated access easement. The shape of residential lots shall conform to the design of the subdivision. The Planning Commission shall judge lot shapes on the type of development and the use for which the lot is intended."

Section 2: That all ordinances in conflict herewith are repealed to the extent of that conflict.

Section 3: 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 28th day of November, 2000.

APPROVED:

John Townsend
Mayor Tab Townsell

ATTEST:

M. O. Garrett
City Clerk Michael O. Garrett

Doc#2001- 1484
Date 8/29/2881
11:45:51 AM
Filed & Recorded in
Official Records of
Faulkner County 177915
SHARON RIMMER
FAULKNER CRUNTY CIRCUIT CLERK
Fees \$8.00
by [Signature] D.C.