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AV



City of Conway, Arkansas
Ordinance No. O-14-87

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE NORTHEAST CORNER OF UNITED DRIVE AND SUPERIOR DRIVE FROM C-4 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 **C-4** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF LOT 3, TOMMY LEWIS ADDITION, PHASE II AS SHOWN IN PLAT BOOK J, PAGE 138, RECORDS OF FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/CAP (PLS 1363) FOR THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH HARKRIDER DRIVE (STATE HIGHWAY NO. 365), S21°21'32"E, 599.66 FT. TO THE NORTH RIGHT-OF-WAY OF LANDMARK DRIVE; THENCE S88°38'26"E ALONG SAID NORTH RIGHT-OF-WAY, 902.26 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S88°38'26"E, 630.08 FT. TO THE NORTHWEST CORNER OF THE CALDWELL TOYOTA REPLAT; THENCE ALONG THE WEST LINE OF CALDWELL TOYOTA REPLAT S01°20'24"W, 471.39 FT. TO THE SOUTHWEST CORNER OF SAID CALDWELL TOYOTA REPLAT ON THE NORTH RIGHT-OF-WAY OF UNITED DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N88°38'26"W, 830.43 FT.; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FT., AN ARC LENGTH OF 44.00 FT., A CHORD BEARING AND DISTANCE OF N43°37'07"W, 39.61 FT. TO A POINT ON THE EAST RIGHT-OF-WAY OF SUPERIOR DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY N01°24'12"E, 250.19 FT.; THENCE LEAVING SAID EAST RIGHT-OF-WAY N51°05'09"E, 298.33 FT. TO THE POINT OF BEGINNING, CONTAINING 8.78 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Section 2: All ordinances in conflict herewith are repealed to the extent of the conflict.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 23rd day of September, 2014.

Approved:

Attest:


Michael O. Garrett
City Clerk/Treasurer


Mayor Tab Townsell