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NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: DIANA VARNER, D.C.

ORDINANCE

**City of Conway, Arkansas
Ordinance No. O-24-84**

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 333 S EAST GERMAN LANE AND THE LOT ABUTTING IT TO THE SOUTH, AND 400 AND 500 S EAST GERMAN LANE AND THE LOT ABUTTING IT TO THE SOUTH, FROM A-1 TO S-1:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **November 18th, 2024**, and adopted the amendments.

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:

400 and 500 East German Lane

PART OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE WEST 1293.67 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY #286; THENCE ALONG SAID RIGHT OF WAY TO A POINT N-5-23-50-W 161.70 FEET; THENCE TO A POINT N-518.0 FEET; (SAID POINT BEING 644.0 FEET SOUTH AND 19.0 FEET EAST OF THE NW CORNER OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$) THENCE LEAVING SAID RIGHT OF WAY N-89-54-00-E 201.30 FEET; THENCE NORTH 86.0 FEET; THENCE N-89-54-00-E 369.50 FEET; THENCE E-0-07010-W 459.0 FEET; THENCE N-88-48-20-E 43.20 FEET; THENCE N- 0-07-10-W 99.0 FEET; THENCE S088045-05-E 651.23 FEET TO THE NE CORNER OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE S-0-47-05-E 1310.87 FEET TO THE POINT OF BEGINNING. CONTAINING 31.23 ACRES MORE OR LESS. SUBJECT TO ALL ROADWAYS, EASEMENTS AND RESERVATION THAT ARE OF RECORD OR PHYSICALLY IN PLACE. PROPERTY CORNERS ARE LOCATED IN ACCORDANCE WITH EXISTING MONUMENTS IN THE AREA.

333 S E. German Lane

PART OF THE SE $\frac{1}{4}$ - NE $\frac{1}{4}$, SECTION 17, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF STATE HIGHWAY 286, 61.4' WEST AND 496.7' SOUTH OF THE NE CORNER OF SAID SE $\frac{1}{4}$ - NE $\frac{1}{4}$, THENCE RUN WEST 603.1'; THENCE SOUTH 388.0'M THENCE EAST 602.72' TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 286, THENCE N 0° 03' 22" E, ALONG SAID RIGHT OF WAY, 388.0 TO THE POINT OF BEGINNING, CONTAINING 5.37 ACRES, MORE OR LESS. THIS TRACT IS SUBJECT TO A ROAD EASEMENT IN THE NE CORNER, DESCRIBED AS BEGINNING AT THE NE CORNER OF THE ABOVE-

DESCRIBED TRACT; THENCE RUN S 0° 03' 22" W; THENCE WEST 40.0'; THENCE N 10°58' 35" W, 52.26'; THENCE EAST 50.0' TO THE POINT OF BEGINNING. LESS AND EXCEPT: BEGINNING AT THE NE CORNER OF THE ABOVE-DESCRIBED TRACT; THENCE RUN S 0° 03'22" W 150'; THENCE WEST 280.0', THENCE NORTH 150', THENCE EAST 280.0' TO THE POINT OF BEGINNING.

S17-T05N-R13W; A 6-acre tract of land abutting the south of 333 E. German Lane

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N88°41'47"W A DISTANCE OF 61.40 FEET TO A POINT; THENCE S1°18'13"W A DISTANCE OF 496.70 FEET TO A POINT; THENCE S 1°21'35"W A DISTANCE OF 388.00 FEET TO A SET REBAR, SAID POINT BEING AT THE POINT OF BEGINNING AND ON THE WESTERLY RIGHT OF WAY LINE OF GERMAN LANE; THENCE ALONG SAID RIGHT OF WAY LINE, S 1°23'20"W A DISTANCE OF 287.38 FEET TO A SET REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S3°47'12"E A DISTANCE OF 150.50 FEET TO A FOUND REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE, N87°51'18"W A DISTANCE OF 615.71 FEET TO A FOUND MAG NAIL; THENCE N10°18'14"E A DISTANCE OF 428.25 FEET TO A FOUND REBAR; THENCE S88°41 '46"E A DISTANCE OF 602.72 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE SURVEY DATED OCTOBER 21, 2022, BY NICHOLAS B. TUCKER, PLS NO. 1755.

S16-T05N-R13W; 1.26-acre tract of land abutting the south of 400 and 500 East German Lane, just south of Conway Christian School, fronting on S East German Lane

PART OF THE NW 1/4 SW 1/4, SECTION 16, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1067.0 FEET WEST OF THE NE CORNER OF SAID NW 1/4 SW 1/4 AND RUN FROM THENCE WEST 227.5 FEET TO THE NORTH-EASTERLY RIGHT OF WAY OF STATE HIGHWAY, #286; THENCE SOUTHEASTWARDLY ALONG SAID RIGHT OF WAY TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 389.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, MORE OR LESS.

to those of S-1, 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.

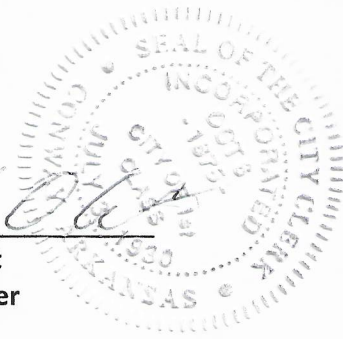
PASSED this 26th day of November 2024.

Approved:


Mayor Bart Castleberry

Attest:


Michael O. Garrett
City Clerk/Treasurer



CERTIFICATE

**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 26th day of November, 2024 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 2nd day of December 2024.



CITY CLERK-TREASURER

