011827

ORDINANCE NO. O-04-46

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE; TO REZONE PROPERTY ON IRBY DRIVE FROM A-I TO R-1; 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 the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-I** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A PART OF THE \$1/2 OF THE N1/2 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND PKNAIL FOR THE SOUTHWEST CORNER OF THE SE1/4 NW1/4 OF SAID SECTION 5, RUN THENCE N00d10'11"W, ALONG THE WEST LINE OF SAID SE1/4 NW1/4, 1253.40 FEET TO A POINT ON THE BOUNDARY LINE OF CENTENNIAL VALLEY GOLF COURSE; THENCE RUN ALONG SAID GOLF COURSE BOUNDARY, **S67d09'12"E**, 793.71 FEET; THENCE S82d57'42"E, 169.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID GOLF COURSE BOUNDARY \$82d57'42"E, 324.16 FEET: THENCE \$89d59'42"E, 275.56 FEET: THENCE RUN N69d20'35"E, 79.53 FEET; THENCE LEAVING SAID GOLF COURSE BOUNDARY RUN S50d20'51"E, 508.95 FEET; THENCE \$47d10'09"E, 113.83 FEET TO THE WEST RIGHT OF WAY LINE OF IRBY DRIVE: THENCE RUN ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S25d12'59"W, 69.44 FEET, ARC LENGTH OF 69.73FEET, AND RADIUS OF 220.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF S16d50'22"W, 168.00 FEET, ARC LENGTH OF 170.63 FEET, AND RADIUS OF 280.00 FEET; THENCE S00d37'03"W, 170.16 FEET TO A POINT ON THE BOUNDARY LINE OF SAID GOLF COURSE; THENCE LEAVING SAID RIGHT OF WAY LINE RUN ALONG SAID GOLF COURSE BOUNDARY N85d01'26"W, 359.01 FEET; THENCE N76d28'07"W,822.79 FEET; THENCE N89d59'12"W, 32.20 FEET; THENCE LEAVING SAID GOLF COURSE BOUNDARY, RUN N08d49'41"E,176.65 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF \$8025'45"E, d69.26 FEET, ARC LENGTH OF 69.27 FEET, AND RADIUS OF 2671.45 FEET; THENCE RUN N08d34'07"E, 244.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N81d08'25"W, 44.70 FEET, ARC LENGTH OF 44.70 FEET, AND RADIUS OF 846.00 FEET; THENCE RUN N10d22'24"E, 174.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 16.47 ACRES MORE OR LESS.

to those of **R-1**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

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SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the 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 25th DAY OF MAY,2004

Approved: March Jane

Attest: O branett

