

ORDINANCE NO. <u>0-06-108</u>

AN ORDINANCE DECLARING AN EXTENSION OF THE MORATORIUM ESTABLISHED BY ORDINANCE O-06-37 ON THE ISSUANCE OF RESIDENTIAL BUILDING PERMITS IN OLD CONWAY UNTIL THE OLD CONWAY DESIGN OVERLAY STANDARDS FOR NEW RESIDENTIAL CONSTRUCTION IS REVIEWED AND ADOPTED BY THE CITY COUNCIL, AND INCREASING THE MORATORIUM AREA AS RECOMMENDED BY THE OLD CONWAY AD-HOC COMMITTEE.

- Whereas, redevelopment and residential construction is occurring across an area generally called Old Conway in a fashion that is incongruent with the architectural styles and standards typical to residential construction at the time of the original development of these areas of the city, and
- Whereas, community developed styles and standards are needed to preserve and protect the character and look of these neighborhoods. An Ad-hoc Committee was created and developed standards through a community process involving public and professional input, and
- Whereas, the Old Conway residential neighborhoods need protection now until submitted standards are reviewed and adopted by the Conway City Council

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

Section 1. A moratorium is declared until <u>October 30, 2006</u> on all new residential building permits with the exception of home additions, within the following areas:

All properties inside an area described by the following boundaries unless specifically excepted:

Area: Robins Street west from the Union Pacific Railroad tracks to Donaghey Avenue, thence north along Donaghey Avenue to Bruce Street, thence west along Bruce Street to Western Avenue, thence northward along Western Avenue to College Avenue, thence east along College Avenue to Augusta Avenue, thence north along Augusta Avenue to Robinson Avenue, thence west along Robinson Avenue to Western Avenue, thence north along Western Avenue to Poplar Street, thence east along Poplar Street to Donaghey Avenue, thence north along Donaghey Avenue to Hairston Avenue, thence east along Hairston Avenue to Clifton Street, thence north along Clifton Street to Tyler Street, thence east along Tyler Street to Washington Avenue, thence north along Washington Avenue to Fleming Street, thence east along Fleming Street to Cleveland Avenue, thence south along Cleveland Avenue to Harton Street, thence east along Harton Street to Harkrider Street, thence south along Harkirider Street to Winfield Street, thence west along Winfield Street to Washington Avenue, thence southward along Washington Avenue to Independence Street, thence eastward along Independence Street to Spruce Street, thence continuing eastward along Spruce Street to Sutton Street, thence northward along Sutton Street to Siebenmorgen Road, thence east along Siebenmorgen to Ingram Street, thence south along Ingram Street to Mill Street, thence west along Mill Street to Harkrider Street, thence south along Harkrider Street to Monroe Street, thence east along Monroe Street to Ingram Street, thence south along Ingram Street, thence west along Fifth Street to Harkrider Street, thence south along Harkrider Street to Robins Street and the point of beginning.

Less and except the Asa P. Robinson Historic District and any future officially recognized Historic District.

- Section 2. An Ad Hoc Task Force consisting of two City Council members, three Planning Commission members, and two Historic District Commissioners was created. This Committee developed architecturally and historically relevant standards for residential development in the Old Conway area. The Old Conway Design Overlay Ordinance has been submitted for approval to the City Council.
- Section 3. Landowners in the designated areas may petition the city council under the same procedures as described in Ordinance O-06-37.
- Section 4. That any ordinances in conflict with this ordinance is hereby repealed to the extent of that conflict.
- Section 5. That this ordinance is necessary for the protection of the public peace, health and safety, and therefore, an emergency is declared, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 22nd day of August, 2006

APPROVED:

ATTEST:

Mayor Tab Townsell

City Clerk/Treasurer