



**City of Conway, Arkansas**  
**Ordinance No. O-23-08**



**CERTIFICATE OF RECORD**  
**FAULKNER CO, AR FEE \$25.00**

I hereby certify that this instrument was  
Filed and Recorded in the Official Records

In Doc Num **L202301102** 3 Pages

RECORDED: 01-25-2023 01:10:19 PM

NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: SHAWN MIX, D.C.

**ORDINANCE**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE  
PROPERTY LOCATED AT 2505 PRINCE STREET AND 963 FARRIS ROAD FROM O-3 AND R-1 TO O-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 **December 19<sup>th</sup>, 2022**, 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 **O-3 & R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

**2505 PRINCE STREET (O-3):**

PART OF THE NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 25 FEET SOUTH AND 108 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  SECTION 11, TOWNSHIP 3 NORTH, RANGE 14 WEST, RUN THENCE WEST 78 FEET; THENCE SOUTH 206 FEET; THENCE EAST 78 FEET; THENCE NORTH 206 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINS 25 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF THE SAID NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  RUNNING THENCE SOUTH 170 FEET TO THE POINT OF BEGINNING; THENCE WEST 88 FEET; THENCE SOUTH 36 FEET; THENCE EAST 88 FEET; THENCE NORTH 36 FEET TO THE POINT OF BEGINNING. ALSO, PART OF THE NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$ , SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 25 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  NORTHWEST  $\frac{1}{4}$  SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST; THENCE WEST 88 FEET; THENCE SOUTH 170 FEET; THENCE EAST 88 FEET; THENCE NORTH 170 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND:

PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF THE E  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF SECTION 11; THENCE NORTH 02 DEGREES 04 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 2566.19 FEET TO A POINT; THENCE SOUTH 82 DEGREES 59 MINUTES 58 SECONDS WEST A DISTANCE OF 21.18 FEET TO A POINT ON THE SOUTHERLY PROPOSED RIGHT-OF-WAY LINE OF STATE HIGHWAY 60 FOR THE POINT OF BEGINNING;

THENCE NORTH 42 DEGREES 27 MINUTES 55 SECONDS WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 41.42 FEET TO A POINT; THENCE NORTH 83 DEGREES 09 MINUTES 58 SECONDS WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 50.25 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES 36 SECONDS WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 86.70 FEET TO A POINT; THENCE NORTH 02 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE HIGHWAY 60; THENCE SOUTH 88 DEGREES 52 MINUTES 36 SECONDS EAST ALONG SAID EXISTING RIGHT-OF-WAY LINE OF DISTANCE OF 165.82 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF FARRIS ROAD; THENCE SOUTH 02 DEGREES 13 MINUTES 21 SECONDS WEST ALONG SAID EXISTING RIGHT-OF-WAY LINE 2 DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES MORE OR LESS.

PART OF THE NORTHEAST ¼ NORTHWEST ¼ OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS , BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼ AND RUNNING THENCE NORTH 88 DEGREES 43 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTH ¼ NORTHWEST ¼, 83.97 FEET; THENCE RUN SOUTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 42.06 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF PRINCE STREET AND THE POINT OF BEGINNING; RUN THENCE SOUTH 82 DEGREES 54 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT-OF-WAY 33.57 FEET TO AN EXISTING RIGHT-OF-WAY MARKER; THENCE RUN SOUTH 42 DEGREES 25 MINUTES 18 SECONDS EAST 42.45 FEET TO THE WEST RIGHT-OF-WAY OF FARRIS ROAD; THENCE RUN SOUTH 02 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 45.28 FEET; THENCE RUN NORTH 87 DEGREES 26 MINUTES 49 SECONDS WEST, 6.91 FEET; THENCE NORTH 24 DEGREES 17 MINUTES 21 SECONDS WEST 62.78 FEET; THENCE NORTH 49 DEGREES 40 MINUTES 25 SECONDS WEST 35.84 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 1.685 SQUARE FEET MORE OR LESS.

**963 FARRIS ROAD (R-1):**

PART OF THE NORTHEAST ¼ NORTHWEST ¼ OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 989 FEET NORTH AND 21 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼ OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 14 WEST, AND RUN THENCE WEST 180 FEET; THENCE NORTH 100 FEET; THENCE EAST 180 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING.

to those of **O-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 10<sup>th</sup> day January, 2023.

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 10<sup>th</sup> day of January, 2023 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 17<sup>th</sup> day of January, 2023.

  
**CITY CLERK-TREASURER**

