

**ORDINANCE NO. 2015-03 - 515**

**AN ORDINANCE REZONING CERTAIN PROPERTY ALONG NORTH MAESTRI ROAD FROM C-2, COMMERCIAL, TO PRD, PLANNED RESIDENTIAL DISTRICT; AND FOR OTHER PURPOSES.**

**WHEREAS**, after due notice as required by law, the city of Tontitown, Arkansas, has heard all those who wish to be heard regarding a property owner rezoning application, including a detailed master site plan and architectural elevation renderings, for certain property along North Maestri Road, from C-2, Commercial, to PRD, Planned Residential District; and

**WHEREAS**, the Tontitown Planning Board has recommended City Council approval of the application as submitted; and

**WHEREAS**, it is the desire of the City Council that said property be rezoned to PRD, Planned Residential District, as recommended by the Planning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the city of Tontitown, Arkansas:

Section 1: That based on, and subject to the approved master site plan for the following described property, such shall be and the same is hereby rezoned from its current classification of C-2, Commercial, to PRD, Planned Residential District:

A part of the NE¼ of the NW¼ of S6, T17N, R30W, being more particularly described as follows to-wit:

Beginning at a point which is South one degree 44'58" West – 700.18 feet from the NE corner of said forty acre tract and running thence South one degree 44'58" West along the East line of said forty acre tract – 657.20 feet to the SE corner of said forty acre tract; thence North 86 degrees 44'09" West along the South line of said forty acre tract – 756.78 feet; thence North 32 degrees 34'51" West – 16.44 feet; thence along a tangent curve to the right with a radius of 30.00 feet, a central angle of 83 degrees 01'01" and an arc length of 43.47 feet; thence along a tangent curve to the left with a radius of 100.00 feet, a central angle of 47 degrees 25'20" and an arc length of 82.77 feet; thence North 3 degrees 00'50" East – 527.72 feet; thence South 86 degrees 56'33" East – 715.40 feet to the Point of Beginning, containing 10.94 acres, more or less.

Section 2: That the appropriate city official shall cause the Official Zoning Map of the city of Tontitown to be amended to reflect this change within thirty (30) days of the date of this ordinance.

PASSED AND APPROVED this 3 day of March, 2015.



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PAUL COLVIN, JR., Mayor

ATTEST:

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ALICIA COLLINS, City Recorder/Treasurer