

ORDINANCE NO. 2016-06- 580

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
247 S MAESTRI ROAD INSIDE THE CITY LIMITS OF THE CITY OF
TONTITOWN ARKANSAS FROM R-4 HIGH DENSITY RESIDENTIAL TO C2
GENERAL COMMERCIAL**

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 15TH day of April 2016, by Ralph Pendergraft, asking the City of Tontitown to rezone certain property located at 247 S Maestri Road described therein and herein from R-4 High Density Residential to C-2 General Commercial; and

WHEREAS, after due notice as required by law, the city of Tontitown, Arkansas, Planning Board has heard all those who wish to be heard regarding the rezoning application; and

WHEREAS, the City Council of the city of Tontitown, Arkansas, has determined that said rezoning complies with the adopted plans of the City of Tontitown, and that they are designed to protect the health, safety, or welfare of the citizens; and

WHEREAS, it is the desire of the City Council that the application be approved as submitted and said property be rezoned to C-2 General Commercial.

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

Section 1: The City of Tontitown hereby changes the zone classification from R-4 High Density Residential to C-2 General Commercial for certain real property located at 247 S Maestri Road, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

PT NW SE 2.84 A. FURTHER DESCRIBED PER 2005-33553 AS: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 582.42 FEET NORTH AND 62.04 FEET EAST OF THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, THENCE SOUTH 1 DEGREE 15' WEST 270.53 FEET, THENCE NORTH 81 DEGREES 3' EAST 564.4 FEET, TO THE CENTERLINE OF HIGHWAY 112, THENCE NORTH 29 DEGREES 37' WEST 250.0 FEET, THENCE SOUTH 85 DEGREES 19' WEST 430.2 FEET, TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS

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

or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.

Section 3: That the Recorder-Treasurer shall cause this document, and any other documents needed to accomplish the intent of this ordinance, to be properly filed as required by law.


PASSED AND APPROVED this 7th day June, 2016.

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



_____, Recorder-Treasurer
(SEAL)



Scale 1" = 50'

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington Miller
Public Works Director – James Clark



Planning Board
Susan Sedberry, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Darrell Watts, Member
Jim Miller, Member

**Planning Board Public Hearing Agenda
Tuesday May 24th, 2016
7:00 p.m. Tontitown City Hall
235 East Henri de Tonti Boulevard, Springdale AR.**

1. Meeting Call to Order

2. Roll Call

3. New Business

The Tontitown Planning Board will meet on Tuesday, May 24th, 2016 at 7:00 p.m. at City hall to hear all those who wish to be heard regarding the following:

- a. **Ralph Pendergraft** has request the Tontitown Planning Board to consider rezoning for the following property.

The common description of the property is: 247 S Maestri Rd.

Current Zoning R-4 (High Density Residential)

Proposed Zoning C-2 (General Commercial)

Proposed land use: Align with surrounding parcels and business for potential permitted uses rental.

The public is invited to attend and participate. Tontitown codes are available online at www.tontitown.com.

4. Other Business

5. Meeting Adjourned