

ORDINANCE NO. 2017 – 12 - 666

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**AN ORDINANCE REZONING THE PROPERTY LOCATED ON
470 N. PIANALTO ROAD, PARCEL NO. 830-37692-000, IN THE
CITY OF TONTITOWN ARKANSAS FROM R-3 RESIDENTIAL
TO R-E RESIDENTIAL ESTATES**

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 31st day of October, 2017, by Jennifer Pianalto Gills, requesting the City of Tontitown to rezone certain property located at 470 N. Pianalto Road, Parcel # 830-37692-000 described therein and herein (the “Property”) from R-3 Residential to R-E Residential Estates; and

WHEREAS, after due notice as required by law, the City of Tontitown, Arkansas, Planning Board has conducted a public hearing and 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 that they are designed to protect the health, safety, and 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 R-E Residential Estates.

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-3 Residential to R-E Residential Estates for certain real property located at Pianalto Road, 470 N. Pianalto Road, Parcel # 830-37692-000, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcels #830-37692-000

The Northwest Quarter of the Northwest Quarter of Section Two (2), Township Seventeen (17) North, Range Thirty-one (31) West of the 5th P. M. except ten (10) acres of equal width off the South side of said fractional forty-acre tract, containing thirty (30) acres more or less herein conveyed.

AND

A part of the North half (N 1/2) of the Fractional Northeast Quarter (Frl.NE 1/4) of Section Three (3), Township Seventeen (17) North, Range Thirty-one (31) West, being more particularly described as follows: Beginning at the northeast corner of said Fractional Northeast Quarter; thence-South-89 degrees-23-minutes-54 seconds West 337.83 feet,

thence South 0 degrees 13 minutes 24 seconds West 408.56 feet to a set iron pin at an existing corner fence post, thence south 89 degrees 11 minutes 27 seconds east 335.79 feet, thence north 0 degrees 30 minutes 06 seconds east 416.86 feet to the point of beginning, containing 3.19 acres, more or less. Subject to County Road right of way along the east and north side thereof, plus any easements or rights of way of record.

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 5th day December, 2017

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



Rhonda Ardemagni, Recorder-Treasurer