

ORDINANCE NO. 2018-02- 776

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING THE PROPERTY LOCATED AT THE NORTHWEST INTERSECTION OF ARBOR ACRES AVENUE AND S. PIANALTO ROAD, PARCEL NO. 830-38352-000, IN THE CITY OF TONTITOWN ARKANSAS FROM A-1 AGRICULTURAL TO R-E RESIDENTIAL ESTATES

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 2nd day of January, 2018, by Victory Church NWA, Inc., requesting the City of Tontitown to rezone certain property located at the northwest intersection of Arbor Acres Avenue and S. Pianalto Road, Parcel # 830-38352-000 described therein and herein (the "Property") from A-1 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 following the public hearing voted to recommend the rezoning to the Tontitown City Council; 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 A-1 Agricultural to R-E Residential Estates for certain real property located at the northwest intersection of Arbor Acres Avenue and S. Pianalto Road, Parcel # 830-38352-000, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcel #830-38352-000

BEGINNING AT THE SE CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 N87°23'24"W 1320.54 FEET TO THE SW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 N03°00'19"E 506.69 FEET TO THE SW CORNER OF TRACT 4;


THENCE ALONG S87°20'20"E 934.93 FEET TO THE SE CORNER OF TRACT 2; THENCE ALONG N02°39'40"E 83.60 FEET TO SW CORNER OF TRACT 1; THENCE N81°39'03"E 101.95 FEET ALONG SOUTH LINE OF TRACT 1; THENCE S81°36'23"E 287.20 FEET; THENCE ALONG SAID EAST LINE S02°59'05"W 579.78 FEET TO THE POINT OF BEGINNING, CONTAINING 16.13 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF S. PIANALTO RD., SUBJECT TO THE RIGHT-OF-WAY OF ARBOR ACRES AVE., AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

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 6th day February, 2018

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:


Rhonda Ardemagni, Recorder-Treasurer