

**ORDINANCE NO. 2018 – 11 - \_\_\_\_\_**

**CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS**

**AN ORDINANCE REZONING THE PROPERTY LOCATED ON S. PIANALTO ROAD, 1637 S. PIANALTO ROAD - Parcel # 830-38335-300, THE CITY OF TONTITOWN ARKANSAS FROM RE-RESIDENTIAL ESTATES TO R2-RESIDENTIAL.**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 12<sup>th</sup> day of September, 2018, by Debra Robinson, asking the City of Tontitown to rezone certain property located at S. Pianalto Road, 1637 S. Pianalto Road, Parcel # 830-38335-300 described therein and herein from R-E Residential Estates to R-2 Residential; 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 which 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 R2- Residential.

**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-E Residential Estates to R-2 Residential for certain real property located at S. Pianalto Road, 1637 S. Pianalto Road, Parcel # 830-38335-300, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcel #830-38335-300

**SURVEY DESCRIPTION PARENT TRACT:**

PART OR THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 17, NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 02°58'51" WEST A DISTANCE OF 496.74 FEET TO A POINT; THENCE NORTH 86°27'22" WEST A DISTANCE OF 676.39 FEET TO A POINT; THENCE SOUTH 13°52'35" WEST A DISTANCE OF 328.72 FEET TO A POINT; THENCE NORTH 87°03'04" WEST A DISTANCE OF 331.21 FEET TO A POINT; THENCE NORTH 03°28'51" EAST A DISTANCE OF 103.73 FEET TO A POINT; THENCE NORTH 87°28'52" WEST A DISTANCE OF 271.43 FEET TO A POINT; THENCE NORTH 03°07'19" EAST A DISTANCE OF 699.67 FEET TO A POINT; THENCE SOUTH 87°31'38" EAST A DISTANCE OF

1,338.55 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 826,988 SQUARE FEET OR 18.98 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHT-OF-WAY OF PIANALTO ROAD ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS 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 6<sup>th</sup> day November, 2018

APPROVED:

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PAUL COLVIN, JR., Mayor

ATTEST:

\_\_\_\_\_, Recorder-Treasurer  
(SEAL)