

ORDINANCE NO. 2019 – 4 - _____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING THE PROPERTY LOCATED ON MUSTEEN ROAD-SOUTHEAST CORNER OF W. HENRI DE TONTI AND MUSTEEN ROAD - PARCEL NO. 830-37897-400, IN THE CITY OF TONTITOWN ARKANSAS FROM C2-COMMERCIAL TO I-INDUSTRIAL.

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 5th day of March, 2019, by Bates and Associates as agent for STR Holdings, LLC, asking the City of Tontitown to rezone certain property located on Musteen Road- Southeast corner of W. Henri de Tonti and Musteen Road, Parcel No. 830-37897-400 described therein and herein from C2-Commercial to I-Industrial; 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 I-Industrial.

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 C2-Commercial to I-Industrial, for certain real property located on Musteen Road-Southeast corner of W. Henri de Tonti and Musteen Road, Parcel No. 830-37897-400, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcel No. 830-37897-400

LEGAL DESCRIPTION:

A PART OF THE N_{1/2} OF THE NW_{1/4} OF THE SW_{1/4} OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID 20 ACRE TRACT; THENCE S89°49'40"E 1317.52 FEET; THENCE N00°51'08"E 522.50 FEET TO THE SOUTH RIGHT OF WAY OF THE PROPOSED NEW HIGHWAY 412; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING: N89°54'30"W 118.03 FEET; S78°45'34"W 102.00 FEET; N78°36'15"W 102.01 FEET; N89°54'29"W 425.16 FEET; THENCE N89°54'40"W 575.19 FEET TO THE WEST LINE OF SAID N_{1/2} OF THE NW_{1/4} OF THE SW_{1/4}; THENCE LEAVING SAID PROPOSED RIGHT OF WAY S00°45'24"W 520.56 FEET TO THE POINT OF BEGINNING, CONTAINING 15.732 ACRES, MORE OR LESS, AND BEING SUBJECT TO A 60 FOOT COUNTY ROAD RIGHT OF WAY ON THE WEST SIDE, ALSO SUBJECT TO ANY PUBLIC UTILITY EASEMENT AS PER 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 2nd day April, 2019

APPROVED:

PAUL COLVIN, JR., Mayor

ATTEST:

_____, Recorder-Treasurer
(SEAL)