

ORDINANCE NO. 2018 – 06 - _____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**AN ORDINANCE REZONING THE PROPERTY LOCATED ON
N. MAESTRI ROAD, – 569 N. MAESTRI ROAD – (a portion of) Parcel #s 830-37584-002
& 830-37625-001, THE CITY OF TONTITOWN ARKANSAS FROM R-3 RESIDENTIAL
and C-1 LIGHT COMMERCIAL TO C-2 GENERAL COMMERCIAL**

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 1st day of May 2018, by Victory Church NWA, Inc. for Ozarks Self Storage, asking the City of Tontitown to rezone certain property located at N. Maestri Road, 569 N. Maestri Road, (a portion of) Parcel #s 830-37584-002 & 830-37625-001 described therein and herein from R-3 Residential and C-1 Light Commercial 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 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 herein from R-3 Residential and C-1 Light Commercial to C-2 General Commercial for certain real property located at N. Maestri Road, 569 N. Maestri Road, (a portion of) Parcel #s 830-37584-002 & 830-37625-001, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for Parcel #s 830-37584-002 & 830-37625-001:

LEGAL DESCRIPTION - REZONE TO C-2:

Part of the NW1/4 of the NW1/4 of Section 6, T-17N, R-30W , Tontitown, Arkansas, Beginning at the NW Corner of said NW1/4 of the NW1/4, thence S88°13'57"E 295.31 feet to the POINT OF BEGINNING; thence S88°13'57"E 759.25 feet, thence S00°48'48"W 530.00 feet, thence N88°14'11"W 768.07 feet, thence N01°46'03"E 529.98 feet to the POINT OF BEGINNING, Containing 9.29 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - AREA TO REMAIN R-3:

Part of the NW1/4 of the NW1/4 of Section 6, T-17N, R-30W and a part of the NE1/4 of the NE1/4 of Section 1, T-17-N, R-31-W, Tontitown, Arkansas, Beginning at the NW Corner of said NW1/4 of the NW1/4 , thence S88°13'57"E 295.31 feet, thence S01°46'03"W 529.98 feet, thence N88°14'11"W 352.63 feet, thence N35°28'24"W 78.10 feet, thence N17°35'07"W 273.34 feet, thence N03°08'29"W 210.70 feet, thence S88°14'02"E 213.19 feet to the POINT OF BEGINNING, Containing 5.58 acres, more or less, subject to easements and right of ways 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 June, 2018

APPROVED:

PAUL COLVIN, JR., Mayor

ATTEST:

_____, Recorder-Treasurer
(SEAL)