

**ORDINANCE NO. 2019 – 6 - \_\_\_\_\_**

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

**AN ORDINANCE REZONING THE PROPERTY LOCATED ON S. PIANALTO ROAD, 2291 S. PIANALTO ROAD—PARCEL NO. 830-38352-006, THE CITY OF TONTITOWN ARKANSAS FROM R-E RESIDENTIAL ESTATES TO C-2 GENERAL COMMERCIAL**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 4th day of April, 2019, by Square Logistics, LLC, asking the City of Tontitown to rezone certain property located on S. Pianalto Road- 2291 S. Pianalto Road, Parcel No. 830—38352-006 described therein and herein from RE- Residential Estates to C2-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 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 C2-General Commercial

**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 RE-Residential Estates to C2-General Commercial, for certain real property located on S. Pianalto Road- 2291 S. Pianalto Road, Parcel No. 830-38352-006, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcel No. 830-38352-006

**LEGAL DESCRIPTION:**

Tract 8, Victory Church NWA, Inc. Incidental Subdivision, to the City of Tontitown, Arkansas, as shown on plat filed March 29, 2018, as Document No. 24 page 186, records of Washington County, Arkansas, further described as a part of the NW1/4 of the SW1/4 of Section 14, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the SE corner of said NW1/4 of the SW1/4 a 5/8” iron pin found bears S02°59’05”W 24.00 feet to the True Point of Beginning;

thence along the South line of said NW1/4 of the SW1/4 N87°23'24"W 382.11 feet thence N02°39'40"E 589.34 feet; thence N81°39'33"E 101.95 feet to an iron pin found; thence S81°36'23"E 287.20 feet to the East line of said NW1/4 of the SW1/4; thence along said East line S02°59'05"W 579.78 feet to the Point of Beginning, containing 4.48 acres, more or less. Subject to the right-of-way of S. Pianalto Road, subject to the right-of-way of Arbors Acres Ave.

Subject to easements, right-of-ways, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases, if any.

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 4<sup>th</sup> day June, 2019

APPROVED:

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PAUL COLVIN, JR., Mayor

ATTEST:

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