

ORDINANCE NO. 2017 – 04 - _____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
994 W MORSANI AVENUE INSIDE THE CITY LIMITS OF THE CITY OF
TONTITOWN ARKANSAS FROM DUAL ZONING C2-GENERAL
COMMERCIAL AND R3-MEDIUM DENSITY RESIDENTIAL TO R3-MEDIUM
DENSITY RESIDENTIAL**

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 24th day of February 2017, by Maestri Farm LLC, asking the City of Tontitown to rezone certain property located at 994 W Morsani Avenue described therein and herein from dual zoning C-2 -General Commercial and R-3 Medium Density residential to R-3 Medium Density 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, 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-3 Medium Density 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 Dual Zoning C-2-General Commercial and R-3 Medium Density residential to R-3 Medium Density Residential for certain real property located at 994 W Morsani Avenue, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

PT NW SE 2.75 A. FURTHER DESCRIBED FROM 2010-25995 AS: The West Half (W 1/2) of the East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2) in Township Seventeen (17) North of Range Thirty-one (31) West, containing five (5) acres, more or less, Washington County, Arkansas. A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of said NW 1/4 of the SE 1/4, thence North 89 degrees 37'37" West 159.55 feet to the point of beginning; thence South 01 degrees 00'29" West 596.91 feet; thence North 88 degrees 35'59" West 164.76 feet; thence North 0 degrees 59'08" East 593.95 feet; thence South 89 degrees 37'37" East 165.00 feet to the point of beginning, containing 2.25 acres, more or less.

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 4th day of April 2017.

APPROVED:

PAUL COLVIN, JR., Mayor

ATTEST:

, Recorder-Treasurer