

**ORDINANCE NO. 2017-\_\_**

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

**AN ORDINANCE REZONING APPROXIMATELY \_\_\_\_ ACRES OF  
REAL PROPERTY LOCATED ON THE WEST SIDE OF HIGHWAY 112  
WEST OF HAR-BER AVENUE FROM RESIDENTIAL (R-3) TO  
COMMERCIAL (C-1).**

**WHEREAS**, an Application for Rezoning was filed with the City of Tontitown on the 27<sup>th</sup> day of December, 2016 by Rob Potts of Potts Family LLC asking the City of Tontitown to rezone approximately \_\_\_\_ acres of real property located on the west side of Highway 112 west of Har-Ber Avenue, City of Tontitown, Arkansas described therein and herein from Residential (R-3) to Commercial (C-1); and

**WHEREAS**, after due notice as required by law, the Tontitown Planning Board has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the rezoning requested should be approved and has recommended approval to the Tontitown City Council; and

**WHEREAS**, the Tontitown City Council has determined that public interest and welfare will not be adversely affected by the requested rezoning.

**NOW THEREFORE, BE IT ENACTED AND ORDAINED**, by the City Council of the City of Tontitown, as follows:

**Section 1.** The City of Tontitown hereby changes the zone classification from Residential (R-3) to Commercial (C-3) for certain real property located on the west side of Highway 112 West of Har-Ber Avenue, more particularly described as:

[See Exhibit "A" attached hereto]

**Section 2.** This ordinance shall have full force and effect from after its passage. Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.

**Section 3.** The official zoning map of the City of Tontitown, Arkansas is hereby amended to reflect the zoning change provided in Section 1 hereof.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**APPROVED:**

\_\_\_\_\_  
Paul Colvin, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Rhonda Ardemagni, City Recorder-Treasurer  
(SEAL)

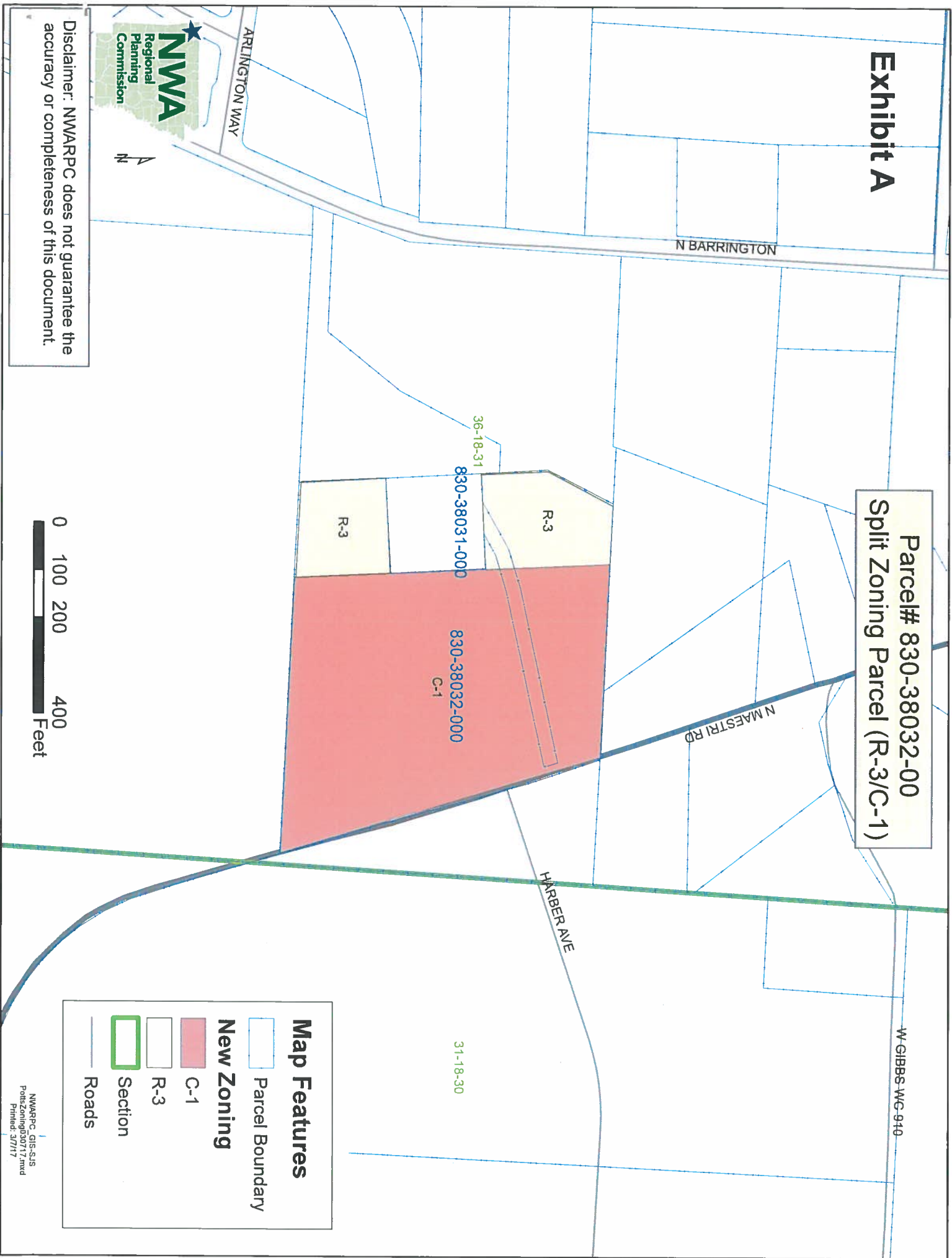
## EXHIBIT "A"

Portion of Parcel # 830-380032-000 to be zoned C-1:

COMMENCING FROM THE NORTHEAST CORNER OF THE S1/2, NE/4, SE/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS; THENCE N 89°02'36" W, 215.35 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHEAST CORNER OF PARCEL 830-38032-000; THENCE N 89°02'36" W 452.38 FEET; THENCE S 05°27'28" E, 263.63 FEET TO THE NORTHEAST CORNER OF PARCEL 830-38031-000; THENCE S 05°27'28" E, 200.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 830-38031-000; THENCE S 05°27'28" E, 199.60 FEET; THENCE S 89°49'10" E, 609.67 FEET TO THE SOUTHEAST CORNER OF PARCEL 830-38032-000, THENCE ALONG THE ROADWAY N 17°10'24" W, 229.93 FEET; N 17°49'20" W, 198.67 FEET; THENCE N 19°58'11" W, 268.39 FEET TO THE POINT OF BEGINNING, MORE OR LESS

# Exhibit A

Parcel# 830-38032-00  
Split Zoning Parcel (R-3/C-1)



Disclaimer: NWARPC does not guarantee the accuracy or completeness of this document.

### Map Features

- Parcel Boundary
- ### New Zoning

  - C-1
  - R-3
- Section
- Roads