

**ORDINANCE NO. 2019 – 7 - 852**

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

**AN ORDINANCE REZONING THE PROPERTY LOCATED ON MAESTRI ROAD, 912 S. MAESTRI ROAD—PARCEL NOS. 830-38116-400, 830-38116-450, 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 June, 2019, by Dog Party USA, Inc., asking the City of Tontitown to rezone certain property located on S. Maestri Road- 912 S. Maestri Road, Parcel Nos. 830-38116-400, and 830-38116-450 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. Maestri Road- 912 S. Maestri Road, Parcel Nos. 830-38116-400, and 830-38116-450, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

**LEGAL DESCRIPTIONS:**

**Parcel #830-38116-400**

A part of the SE/4 of the NE/4 in Section 7, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows: Beginning at the NE corner of said SE/4 of the NE/4, and running thence S 00°10'00" E, 660.00 feet, thence N 89°16'13" W, 169.83 feet to the centerline of Arkansas State Highway No. 112, thence along said highway centerline, N 21°49'00" W, 714.50 feet, thence departing said highway centerline and following the centerline of a County Road South 89°16'33" E, 433.47 feet to the point of beginning and containing 4.57 acres, more or less.

Less and Except,

A part of the SE ¼ of the NE ¼ in Section 7, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is S00°09'08" E, 236.07 feet from the NE corner of said 40 acre tract and running thence S 00°09'08" E, 423.92 feet, to a set iron pin, thence N 89°16'10" W, 157.04 feet, to a set iron pin, thence N 23°03'08" W, 365.01 feet, to a set iron pin, thence N 73°55'48" E, 310.88 feet, to the point of beginning containing 2.06 acres, more or less.

And Parcel #830-38116-450

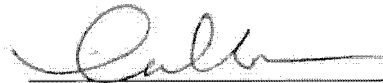
A part of the SE ¼ of the NE ¼ in Section 7, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is S00°09'08" E, 236.07 feet from the NE corner of said 40 acre tract and running thence S 00°09'08" E, 423.92 feet, to a set iron pin, thence N 89°16'10" W, 157.04 feet, to a set iron pin, thence N 23°03'08" W, 365.01 feet, to a set iron pin, thence N 73°55'48" E, 310.88 feet, to the point of beginning containing 2.06 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 2<sup>nd</sup> day July, 2019

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



(SEAL)

Recorder-Treasurer