

ORDINANCE NO. 2020 – 01 - 871

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING THE PROPERTY LOCATED ON ARDEMAGNI ROAD, 1793 ARDEMAGNI ROAD—PARCELS NO. 830-37973-000 & 830-37974-000, THE CITY OF TONTITOWN ARKANSAS FROM A AGRICULTURE TO R-3 SINGLE FAMILY RESIDENTIAL

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 3<sup>rd</sup> day of December, 2019, by Robert Green, asking the City of Tontitown to rezone certain property located on Ardemagni Road- 1793 Ardemagni Road, Parcels No. 830-37973-000 & 830-37974-000 described therein and herein from A- Agriculture to R-3-Single Family 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 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 R-3-Single Family 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 A-Agriculture to R-3-Single Family Residential, for certain real property located on Ardemagni Road- 1793 Ardemagni Road, Parcels No. 830-37973-000 & 830-37974-000, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for Parcel No. 830-37973-000

LEGAL DESCRIPTION:

Part of the SE/4 of the SE/4 of Section 26, Township 18 North, Range 31 West, Tontitown, Washington County, Arkansas, being more particularly described as follows:  
Commencing at a found iron pin at the NW corner of said SE/4 of the SE/4, thence along the North line of said SE/4 of the SE/4 S 87°00'35" E 660.19 feet to a found iron pin and

the point of beginning, thence S 02°40'11" W 329.50 feet to a found iron pin, thence S 86°57'55" E 855.88 feet to the east line of said SE/4 of the SE/4, thence along said East line N 03°04'25" E 330.00 feet to a found iron pin at the NE corner of said SE/4 of the SE/4, thence along the North line of said SE/4 of the SE/4 N 87°00'35" W 658.20 feet to the point of beginning, containing 4.97 acres and subject to the right-of-way of Ardemagni Road on the east side of the property. Also subject to the right-of-way of a private drive at the NE corner of the property and any other easements of record or fact.

Legal Description for Parcel No. 830-37974-000

LEGAL DESCRIPTION:

Part of the SE/4 of the SE/4 of Section 26, Township 18 North, Range 31 West, Tontitown, Washington County, Arkansas, being more particularly described as follows:

Beginning at a found iron pin at the NW corner of said SE/4 of the SE/4, thence along the North line of said SE/4 of the SE/4 S 87°00'35" E 660.19 feet to a found iron pin and the point of beginning, thence S 02°40'11" W 329.50 feet to a found iron pin, thence S 86°57'55" E 655.88 feet to the east line of said SE/4 of the SE/4, thence along said East line N 03°04'25" W 165.00 feet, thence N 87°15'44" W 1320.43 feet to a set iron pin on the west line of said SE/4 of the SE/4, thence along said West line N 03°18'18" E 500.83 feet to the point of beginning, containing 10.11 acres and subject to the right-of-way of Ardemagni Road on the East side of the property and any other easements of record or fact.

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 7<sup>th</sup> day January, 2020

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:

  
(SEAL)

Recorder-Treasurer