

**ORDINANCE NO. 2021-\_\_\_\_\_**

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

**AN ORDINANCE REZONING APPROXIMATELY 1.74 ACRES OF REAL PROPERTY LOCATED AT 1620 LIBERTY AVENUE, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM RESIDENTIAL ESTATES R-E TO RESIDENTIAL R-3.**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 29<sup>th</sup> day of January 2021 by Blew & Associates on behalf of Kristin McCloud in order to request the City of Tontitown to rezone approximately 1.74 acres of real property located at 1620 Liberty Avenue, Springdale, Arkansas 72762, Parcel Nos. 830-37692-280 and 830-37692-800, within the city limits of Tontitown, Arkansas, described therein and as depicted in the survey and legal description attached as Exhibit “A” from Residential Estates R-E to R-3 Residential; and

**WHEREAS**, after due notice as required by law and a public hearing, the City of Tontitown, Arkansas, Planning Commission has 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 City Council of the City of Tontitown, Arkansas, has determined that said rezoning complies with the adopted plans and criteria of the City of Tontitown which are designed to protect the health, safety, and 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 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 Residential Estates R-E to R-3 Residential, for certain real property located at 1620 Liberty Avenue, located within the City Limits of the City of Tontitown Arkansas, more particularly described as:

[See Exhibit “A” attached hereto]

and as depicted on the survey attached hereto as Exhibit “B”

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 Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.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 Clerk-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 \_\_\_\_day of February, 2021

APPROVED:

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PAUL COLVIN, JR., Mayor

ATTEST:

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Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)

**Exhibit "A"**

Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Eighteen (18) North, Range Thirty-one (31) West of the Fifth Principal Meridian in Washington County, Arkansas, and being more particularly described as follows: Commencing at a point North 89 degrees 04' 26" East 528.00 feet from the Northwest corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼); thence South 00 degrees 32' 30" East 660.00 feet, thence North 89 degrees 04' 26" East 148.50 feet; thence South 00 degrees 32' 30" East 222.00 feet to the Point of Beginning; thence North 89 degrees 04' 26" East 196.50 feet; thence South 00 degrees 32' 30" East 228.00 feet; thence South 89 degrees 04' 26" West 48 feet; thence South 00 degrees 32' 30" East 210.00 feet; thence South 89 degrees 04' 26" West 148.50 feet; thence North 00 degrees 32' 30" West 438.00 feet to the Point of Beginning, containing 1.74 acres more or less. Subject to the County Road on the South Side, and easements for ingress and egress along the West side of the above-described premises