

ORDINANCE NO. 2021-07-954

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING APPROXIMATELY 19.85 ACRES OF REAL PROPERTY LOCATED AT 415 N. MANTEGANI ROAD, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM R-3, RESIDENTIAL TO R-4, RESIDENTIAL.

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 28th day of May, 2021 by Eric Richardson with Richardson Engineering on behalf of NORRHO, LLC in order to request the City of Tontitown to rezone approximately 19.85 acres of real property located at 415 N. Mantegani Road, Springdale, Arkansas 72762, Parcel No. 830-37688-000, within the city limits of Tontitown, Arkansas, described therein and as described in the legal description attached hereto as Exhibit "A" from R-3, Residential to R-4, 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-4, 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 R-3, Residential to R-4, Residential, for certain real property located at 415 N. Mantegani Road, Springdale, Arkansas 72762, located within the City Limits of the City of Tontitown Arkansas, more particularly described as:

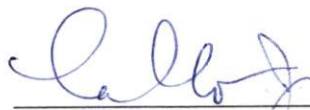
[See Exhibit "A" attached hereto]

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 Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.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.

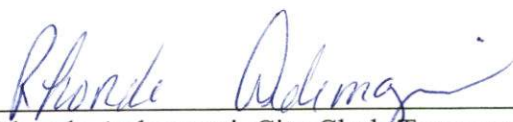
PASSED AND APPROVED this 1st day of July, 2021

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

EXHIBIT A

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 NW 1/4 AND RUN THENCE SOUTH 4°32'23" WEST ALONG THE WEST LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 856.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1418 PAGE 688 WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'12" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 4°32'19" EAST ALONG THE EAST LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37193, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'17" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2018 PAGE 37193) A DISTANCE OF 259.17 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37281, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 85°56'58" EAST A DISTANCE OF 317.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2017 PAGE 16640, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 86°51'08" EAST ALONG THE SOUTH LINE OF SAID PROPERTY