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 Kind: ORDINANCE  
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 Fee Amt: \$20.00 Page 1 of 2  
 Washington County, AR  
 Kyle Sylvester Circuit Clerk

File **2022-00032896** ORDINANCE NO. 2022-09-1005

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

**AN ORDINANCE REZONING APPROXIMATELY 5.38 ACRES OF REAL PROPERTY LOCATED AT 710 SBANOTTO AVENUE, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM AGRICULTURAL (A) TO SINGLE FAMILY RESIDENTIAL (R-3).**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 23<sup>rd</sup> day of August 2022 by VGSJR, LLC in order to request the City of Tontitown to rezone approximately 5.38 acres of real property located at 710 Sbanotto Avenue, Springdale, Arkansas 72762, Parcel No. 830-37645-000, within the city limits of Tontitown, Arkansas from Agricultural (A), to Single Family Residential (R-3); 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 Single Family Residential (R-3).

**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 Agricultural (A), to Single Family Residential (R-3), for certain real property located at 710 Sbanotto Avenue, Parcel No. 830-37645-000, located within the City Limits of the City of Tontitown, Arkansas.

**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 Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.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 6 day of September 2022

APPROVED:

*Angela Russell*

Angela Russell, Mayor

ATTEST:

*Rhonda Ardemagni*

Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)

Washington County, AR  
I certify this instrument was filed on  
10/06/2022 11:51:27 AM  
and recorded in Real Estate  
File Number 2022-00032896  
Kyle Sylvester - Circuit Clerk

by *[Signature]*

