



Doc ID: 020774950003 Type: REL
 Kind: ORDINANCE
 Recorded: 10/06/2022 at 11:31:34 AM
 Fee Amt: \$25.00 Page 1 of 3
 Washington County, AR
 Kyle Sylvester Circuit Clerk

File **2022-00032889** ORDINANCE NO. 2022-08-1000

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING APPROXIMATELY 23.63 ACRES OF PROPERTY LOCATED ON 2384 LIBERTY AVE. (PARCEL NO. 830-37976-400) FROM RESIDENTIAL ESTATES (R-E) TO RESIDENTIAL (R-1) IN THE CITY OF TONTITOWN, ARKANSAS

WHEREAS, a Public Hearing was held before the Planning Commission for the City of Tontitown, Arkansas on June 28, 2022, at 6:00 p.m. to hear public responses to the question of rezoning approximately 23.63 acres of property located at 2384 Liberty Ave. in Tontitown, Arkansas. The request was to rezone a portion of the following described parcel from Residential Estates (R-E) to Residential (R-1); and

WHEREAS, the rezone application was unanimously denied by the Planning Commission due to drainage and traffic concerns; and

WHEREAS, the applicant submitted an appeal of this denial, attached hereto as Exhibit "A", to the Tontitown City Council; and

WHEREAS, after thorough review, the Tontitown City Council has determined that the public interest and welfare is best served by approving the requested rezoning.

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 Residential (R-1) for 23.63 acres of real property located at 2384 Liberty Ave. in Tontitown, Arkansas more particularly described as:

WASHINGTON COUNTY ARKANSAS, PARCEL
 # 830-37976-400

Section 2. Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

Section 3. In the event any one or more of the provisions contained in this Ordinance shall for any reason be held by a Court of Law to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not have an effect on the remaining provisions of this Ordinance, and this Ordinance shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.

Section 4. The official zoning map of the City of Tontitown, Arkansas is hereby amended to reflect the zoning change provided in Section 1 hereof.

PASSED and APPROVED this 16 day of Aug, 2022.

APPROVED:

Angela Russell
Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni
Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)





Rezoning Appeal

Application & Checklist

Application can be found at _____

Office Use Only:

Permit # _____ Fee \$ _____

Approved by _____

Approved Date _____

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until the application is completed and required information provided.

Application hereby appeals to the City Council from the action of the Planning Commission affecting the property described below

Property Description	Site Address(s)	2384 Liberty Ave Springdale, AR 72762	Parcel #	B30 37976 400
	Acreage	23.63	Proposed Zoning	R-1
	Current Zoning	R-E		
Property Owner Information	Property Owner	Pinalto, Robert E Rev Trust		Office Phone _____
	Business Name	_____		Cell Phone _____
	Mailing Address	PO Box 129 Tontitown, AR 72270-0129		E-mail _____ <input type="checkbox"/> Check here if this is the primary contact
	Representative Information	Representative	Isaiah DeVoss	Office Phone 476 636-4838
	Business Name	Crafton Tull & Associates	Cell Phone _____	
	Mailing Address	300 N. College Ave, Suite 317 Fayetteville, AR 72701		E-mail isaiah.devoss@craftontull.com <input checked="" type="checkbox"/> Check here if this is the primary contact
Checklist	<input type="checkbox"/> Attach a narrative with the following information:			
	<ol style="list-style-type: none"> Summary of any reasons provided by the Planning Commission concerning the decision made in the case Reasons why the applicant of the appeal contends that the Planning Commission erred in its decision Reasons why the applicant of the appeal believes that the public health, safety, welfare, and morals would be better served if the Planning Commission's action were reversed Any new and pertinent information bearing on the case which may have been overlooked by the Planning Commission or which may have come to light following the meeting at which the Planning Commission made its decision 			
Representative Signature	I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.			
	Representative Signature	Date July 1, 2022		
Owner Signature	I certify under penalty of perjury that I am the owner of the property that is subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)			
	Owner Signature	Date 07-07-2022		
Office Use Only	Date Submitted	Date of CC Meeting _____		
	Date of PC Decision	CC Decision _____		

[Faint, illegible text from the reverse side of the document, appearing as bleed-through.]

Washington County, AR
I certify this instrument was filed on
10/06/2022 11:31:34 AM
and recorded in Real Estate
File Number 2022-00032889
Kyle Sylvester - Circuit Clerk

by 

