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Washington County, AR
Kyle Sylvester Circuit Clerk

ORDINANCE NO. 2023- 09-1078

2023-00025266

TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE TO REZONE CERTAIN LANDS LOCATED AT 1076 NORTH BARRINGTON ROAD FROM AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL, 1/2-ACRE MINIMUM LOT SIZE (R-2) IN THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, a Public Hearing was held before the Planning Commission for the City of Tontitown, Arkansas to hear public input to the question of an application to rezone lands located at 1076 North Barrington Road in Tontitown, Arkansas from Agriculture (A-1) to Single Family Residential, 1/2-acre minimum lot size (R-2); and

WHEREAS, after due notice as required by law, the Tontitown Planning Commission has, at the time and place mentioned in the notice, 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 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 Agriculture (A-1) to Single Family Residential, 1/2-acre lot minimum lot size (R-2) for certain real property located at 1076 North Barrington Road, more particularly described in the attached Exhibit "A".

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 Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.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 19 day of September 2023.

APPROVED:


Angela Russell, Mayor



ATTEST:

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

WHEREAS, a Public Hearing was held before the Planning Commission for the City of
Tontitown, Arkansas to hear public input in the question of an application to rezone a tract located
at 1015 North Harrison Road in Tontitown, Arkansas from Agricultural (A-1) to Single Family
Residential (R-2) zone minimum lot size (R-2) and

WHEREAS, after the public hearing was held, the Tontitown Planning Commission has
at the time and place mentioned in the notice, heard all persons claiming to be heard on the question
and has determined that the rezoning requested should be approved and has recommended approval
to the Tontitown City Council; and

WHEREAS, 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 Agricultural
(A-1) to Single Family Residential (R-2) zone minimum lot size (R-2) for certain land property
located at 1015 North Harrison Road, more particularly described as the attached Exhibit "A".

Section 2. Any ordinance or part of ordinance 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
provisions 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 herein.

PASSED AND APPROVED this 19 day of September 2023.

APPROVED:

Angela Russell
Angela Russell, Mayor



LEGAL DESCRIPTION

TRACT 2:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-18-NORTH, RANGE-31-WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S02°48'23"W

329.16'; THENCE S87°06'48"E 44.98' TO A SET 5/8" REBAR; THENCE N02°52'07"E 269.39' TO A SET 5/8"

REBAR BEING THE TRUE POINT OF BEGINNING; THENCE N02°52'07"E 144.40' TO A SET 5/8" REBAR;

THENCE S87°00'31"E 151.14' TO A SET 5/8" REBAR; THENCE S03°06'50"W 144.40' TO A SET 5/8"

REBAR; THENCE N87°00'31"W 150.52' TO THE POINT OF BEGINNING, CONTAINING 0.500 ACRES,

MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.





LEGAL DESCRIPTION

TRACT 2
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF
THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 18
NORTH
RANGE 11 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED
AS FOLLOWS:
COMMENCING AT A FOUND ROAD MARK MARKING THE NORTHWEST CORNER
OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, THENCE
S02°18'17"W
100.00 FEET TO A SET 1/4" REBAR, THENCE S02°18'17"W 100.00 TO A
SET 1/4" REBAR, BEING THE TRUE POINT OF BEGINNING, THENCE S02°18'17"W 100.00 TO A SET
1/4" REBAR,
THENCE S02°18'17"W 100.00 TO A SET 1/4" REBAR, THENCE S02°18'17"W 100.00 TO A SET
1/4" REBAR,
THENCE S02°18'17"W 100.00 TO THE POINT OF BEGINNING, CLOSING A 360
ACRES
MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD

