

**ORDINANCE NO. 2025-\_\_\_\_**

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

**AN ORDINANCE TO REZONE APPROXIMATELY 5 ACRES OF REAL PROPERTY LOCATED ON EAST FLETCHER AVENUE FROM LIGHT COMMERCIAL (C-1) AND AGRICULTURE (A) TO LIGHT COMMERCIAL (C-1) 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 regarding the question of an application to rezone approximate 5.0 acres of real property located on E. Fletcher Avenue from Light Commercial (C-1) and Agriculture (A) to Light Commercial (C-1) in the City of Tontitown, Arkansas; and

**WHEREAS**, after due notice as required by law, the Tontitown Planning Commission has, as the time and place mentioned in the notice, heard all persons desiring to be heard on the question, ascertained that the rezoning request should be approved, and 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 zoning.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Tontitown, Arkansas:

**Section 1.** The City of Tontitown hereby changes the zoning from Light Commercial (C-1) and Agriculture (A) to Light Commercial (C-1) for approximately 5.0 acres of real property located on E. Fletcher Avenue, more particularly identified, outlined, and 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**Section 2.** Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.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 and Section 2 hereof.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Approved:

Attest:

\_\_\_\_\_  
Angela Russell, Mayor

\_\_\_\_\_  
City Clerk-Treasurer

EXHIBIT A

TRACT A SURVEY DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO-WIT: COMMENCING FROM AN EXISTING RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SAID N½ NW¼ THENCE ALONG THE NORTH LINE OF SAID N½ NW¼ S87°29'37"E 299.78 FEET TO AN EXISTING #4 REBAR, THENCE CONTINUING ALONG SAID NORTH LINE S87°35'39"E 134.34 FEET TO A SET #4 REBAR, THENCE LEAVING SAID NORTH LINE S03°08'39"W 7.74 FEET TO AN EXISTING #5 REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF E FLETCHER AVENUE BEING THE TRUE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF E FLETCHER AVENUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET FOR A CHORD BEARING AND DISTANCE OF S55°20'05"E 100.28 FEET TO A SET #4 REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S49°12'43"E 331.18 FEET TO A SET #4 REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S41°11'18"W 371.40 FEET TO A SET #4 REBAR, THENCE S03°04'31"W 324.25 FEET TO A SET #4 REBAR, THENCE N87°16'55"W 221.99 FEET TO AN EXISTING #5 REBAR, THENCE N03°04'31"E 628.84 FEET TO AN EXISTING #5 REBAR, THENCE S87°22'39"E 103.53 FEET TO AN EXISTING #5 REBAR, THENCE N03°08'39"E 245.49 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY, IF ANY.

PARCEL #830-37815-007

TOTAL ACREAGE  
PARCEL #830-37815-007  
30.52 ACRES +/-

SUBJECT PROPERTY OWNERS:  
LPS SPACES LLC  
705 NE ESSEX CT  
BENTONVILLE, AR 72712-4194

COUNTY RECORDING INFORMATION:

NW CORNER  
N& NWS  
SECTION 07  
T-17-N R-30-W  
P.O.C.

(SEE DETAIL ON PAGE 3)

SECTION 06  
SECTION 07

DEPTH:  
62 MORE  
RTH LINE  
15110  
32 ALONG  
-R-  
W RESAR  
BL. DRIVE,  
TO AN  
VNS A  
3A SET IN

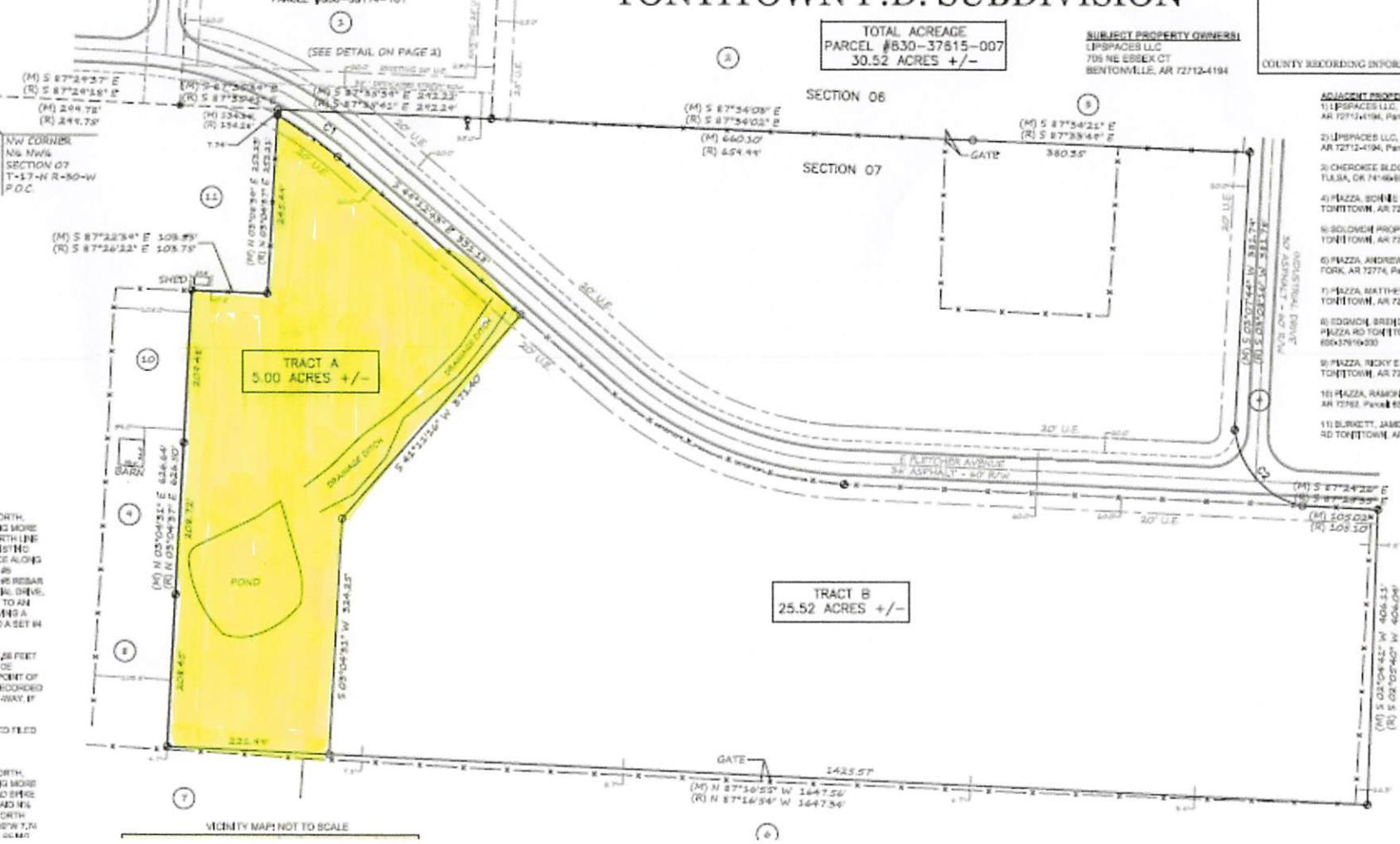
26 FEET  
ICE  
POINT OF  
RECORDED  
WAY, IF

DEPTH:  
62 MORE  
RTH LINE  
15110  
32 ALONG  
-R-  
W RESAR  
BL. DRIVE,  
TO AN  
VNS A  
3A SET IN

VICINITY MAP: NOT TO SCALE

ADJACENT PROPERTY OWNERS:

- 1) LPS SPACES LLC, 705 NE ESSEX CT BENTONVILLE, AR 72712-4194, Parcel # 830-37815-007
- 2) LPS SPACES LLC, 705 NE ESSEX CT BENTONVILLE, AR 72712-4194, Parcel # 830-37815-007
- 3) CHEROKEE BLOOD MATERIAL, INC, 12222 C 60TH ST TULSA, OK 74146-8815, Parcel # 830-37835-000
- 4) PIAZZA, BOHME LOU LINDS TRUST, 628 PIAZZA RD TONNITOWN, AR 72762-8822, Parcel # 830-37815-000
- 5) SOLOMON PROPERTIES LLC, PO BOX 1120 TONNITOWN, AR 72770, Parcel # 830-37814-000
- 6) PIAZZA, ANDREW, 14640 TRACE BRANCH WEST FORK, AR 72774, Parcel # 830-37817-004
- 7) PIAZZA, MATTHEW DEAN & SUEBY, 780 PIAZZA RD TONNITOWN, AR 72762, Parcel # 830-37814-000
- 8) EDGEMOND, BRENDA RICKS, JACCA ROSS, 720 PIAZZA RD TONNITOWN, AR 72762, Parcel # 830-37815-000
- 9) PIAZZA, RICKY S & RAMONAL L, 720 PIAZZA RD TONNITOWN, AR 72762-8827, Parcel # 830-37815-000
- 10) PIAZZA, RAMONAL L, 720 PIAZZA RD TONNITOWN, AR 72762, Parcel # 830-37815-001
- 11) BURNETT, JAMES CHARLES & SANDRA, 622 PIAZZA RD TONNITOWN, AR 72762-8820, Parcel # 830-37815-003



TRACT B  
25.52 ACRES +/-

TRACT A  
5.00 ACRES +/-