

ORDINANCE NO. 2025-11-1234

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, at 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 Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.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 18 day of NOV, 2025.

Approved:

Angela Russell
Angela Russell, Mayor

Attest:

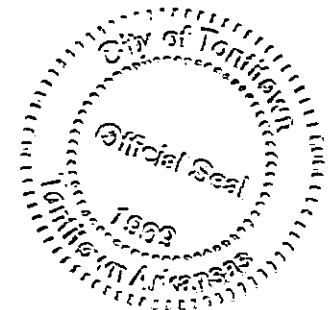
Rhonda Anderson
City Clerk-Treasurer



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°28'37"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 221.89 FEET TO AN EXISTING #5 REBAR, THENCE N03°04'31"E 828.84 FEET TO AN EXISTING #5 REBAR, THENCE S87°22'39"E 103.53 FEET TO AN EXISTING #5 REBAR, THENCE N03°08'39"E 245.48 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.

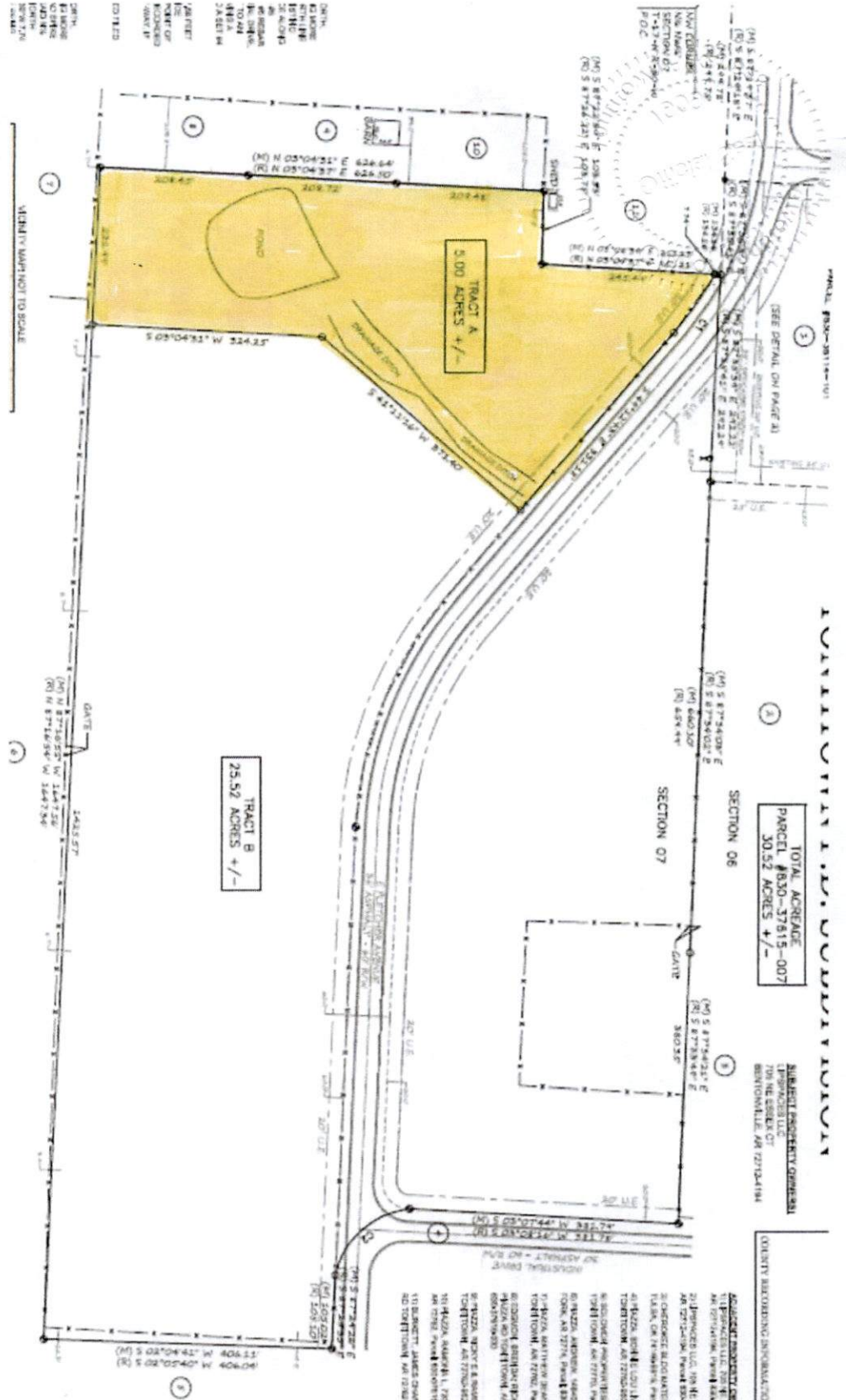


TOTAL ACREAGE
PARCEL #830-37615-007
30.52 ACRES +/-

SUBJECT PROPERTY OWNERS
LIPSWICH LLC
FOR THE BENEFIT OF
BENTONVILLE, MO 67212-1184

COUNTY RECORDING INFORMATION:

ADJACENT PROPERTY OWNERS:
 1. LIPSWICH LLC, 200 E. 33RD ST. BENTONVILLE, MO 67212-1184
 2. LIPSWICH LLC, 200 E. 33RD ST. BENTONVILLE, MO 67212-1184
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1. TRACT A
 2. TRACT B
 3. POND
 4. DRIVEWAY
 5. GATE
 6. UTILITY LINES
 7. SECTION 06
 8. SECTION 07
 9. NORTH ARROW
 10. METERS
 11. FEET
 12. BEARINGS
 13. DISTANCES
 14. AREA
 15. PERIMETER
 16. VERTICALLY WARPED TO SCALE