

ORDINANCE NO. 16- 768

ORDINANCE ADOPTING RECOMMENDED AMENDMENT TO THE OFFICIAL ZONING MAP FOR THE CITY OF CLARKSVILLE, ARKANSAS.

WHEREAS, the city of Clarksville has heretofore adopted a Zoning Ordinance and Official Zoning Map to guide and influence the allocation and arrangement of land uses, the development of land, and the future building within the corporate limits of the City of Clarksville; and

WHEREAS, a petition has been filed in accordance with the provisions of said ordinance to rezone certain lands within the corporate limits of the City of Clarksville; and

WHEREAS, a public hearing was held by the Planning Commission on said petition on June 23, 2016, after which the Planning Commission tabled the request; and

WHEREAS, the Planning Commission approved the request at their July 28, 2016, and recommended its approval by the Clarksville City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, ARKANSAS:

SECTION 1: That the official Zoning Map of the City of Clarksville be amended as follows:

The following lands currently zoned I-2 shall be rezoned to C-3

A part of the NE/4 NE/4 of Section 4, T-9-N, R-23-W in the City of Clarksville, Johnson County, Arkansas, being more particularly escribed as follows and as shown on this survey plat (surveyed by Cornerstone Land Surveying on 12-2-2015, for Ben Powell, Job#15-417)

Commencing at the NW corner of said NE/4 NE/4, thence along the West line thereof S 00 degrees 23 minutes 57 seconds E 346.52 feet to a point on the South right of way line of Highway 64, thence along said right of way line S 80 degrees 06 minutes 49 second E 432.19 feet to a fence corner post for the true point of beginning, thence continuing along said right of way line S 80 degrees 06 minutes 49 seconds E 206.92 feet to a set iron pin and S 80 degrees 22 minutes 26 seconds E 128.69 feet to a point on the West right of way line of Palmer Road, (as filed in deed book 2015-19 page 941 of the County records) thence along said right of way line S 03 minutes 59 seconds 21 seconds W 239.50 feet and thence with a curve turning to the right with an arc length of 58.18 feet, with a radius of 964 feet and a chord bearing and distance of S 05 degrees 42 minutes 50 seconds W 58.17 feet to a point on the approximate north right of way line of the Railroad, thence along said North right of way line N 74 degrees 40 minutes 02 second W 176.50 feet to a set iron pin N 13 degrees 36 minutes 54 seconds E 92.90 feet to a set iron pin and N 74 degrees 40 minutes 58 seconds W 211.02 feet to a set iron pin, thence leaving said right of way N 15 degrees 08 seconds 16 minutes E 166.93 feet to the point of beginning, containing 1.86 acres more or less, subject to any easements or rights of way of record.

All of said property being located at 1100 East Main Street.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 8th day of August, 2016.

APPROVED:


Mark Simpson, Mayor

ATTEST:


Barbara Blackard, City Clerk/Treasurer