

ORDINANCE NO. 20-842

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE AN ORDINANCE TO BE ENTITLED:

AN 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 was 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 on said petition on May 7, 2020. The Planning Commission approved the boundary change on May 7, 2020, and recommended that the City Council adopt the change; and

WHEREAS, said change was reviewed in its entirety and found to be wholly acceptable.

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

SECTION 1: The following described lands shall be rezoned from zoning classifications A-1 and R-1 to C-3:

Located within the municipal boundaries of Clarksville, AR

A 23.89 acre tract of land located in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 6, Township 9 North, Range 29 West, City of Clarksville, Johnson County Arkansas, being more particularly described as follows:

BEGINNING at an aluminum monument found at the southeast corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 6; THENCE with the south line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), North 87° 48' 39" West 281.73 feet to the northeasterly Right-of-Way line of Interstate 40; THENCE with said northeasterly Right-of-Way line the following six (6) courses; 1. North 66° 35' 26" West 43.39 feet to an AHTD Right-of-Way marker sign post; 2. North 55° 22' 17" West 83.53 feet to an AHTD Right-of-Way marker sign post; 3. North 42° 25' 53" West 241.12 feet to an AHTD Right-of-Way marker sign post in a tree; 4. North 18° 28' 20" West 142.08 feet to an AHTD Right-of-Way marker sign post; 5. North 31° 48' 34" West 120.58 feet; 6. North 68° 21' 18" West 157.78 feet to an AHTD Right-of-Way marker sign post found at the intersection of said northeasterly Right-of-Way line with the easterly Right-of-Way line of South Crawford Street; THENCE with said easterly Right-of-Way line the following eight (8) courses; 1. North 04° 18' 56" East

58.70 feet; 2. North 07° 37' 04" East 41.71 feet; 3. South 57° 36' 40" East 12.79 feet; 4. North 25° 20' 12" East 11.93 feet; 5. North 06° 47' 35" East 83.26 feet; 6. North 16° 41' 14" East 124.57 feet; 7. North 14° 15' 16" East 281.98 feet; 8. North 15° 01' 48" East 151.69 feet to the northwest corner of lands now or formerly owned by Micah Morris, Samantha Morris and Matthew Hurst per Warranty Deed Book 2016007-00026 (Morris Property); THENCE leaving said easterly Right-of-Way line, South 75° 32' 30" East 240.14 feet to the northeast corner of said Morris Property; THENCE South 02° 01' 00" West 103.29 feet to the southeast corner of said Morris Property; THENCE South 77° 48' 11" East 447.48 feet to a point on the east line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4); THENCE with said east line South 03° 59' 50" West 7.13 feet; THENCE leaving said east line South 87° 48' 12" East 361.59 feet; THENCE South 03° 07' 12" West 270.51 feet; THENCE South 18° 41' 59" West 459.30 feet; THENCE South 02° 07' 29" West 299.46 feet to the south line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 6; THENCE with said south line North 87° 48' 39" West 226.44 feet to the POINT OF BEGINNING and containing 1,040,711 square feet or 23.89 acres, more or less.

All of said property being located at the Northeast Corner of Interstate 40 and S. Crawford Street.

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

Adopted this 11th day of May, 2020.

APPROVED:



David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer