

ORDINANCE NO. 22-897

AN ORDINANCE ADOPTING AN 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 by John Vaughn 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 December 7, 2022. The Planning Commission approved the rezoning request to rezone the property from R-1 to I-1 on December 7, 2022, and recommends 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 classification R-1 to I-1:

DESCRIPTION: APPROXIMATELY 30.19 ACRES OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND APPROXIMATELY 26.69 ACRES OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, ALL IN SECTION 9, T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 10-17-2022, FOR JOHN VAUGHN, JOB# 22-969):

BEGINNING AT A STATE MONUMENT FOR THE NW CORNER OF SAID NW $\frac{1}{4}$ NE $\frac{1}{4}$, THENCE ALONG THE NORTH LINE THEREOF S 87°29'43" E 667.07 FEET TO A POINT, (A FOUND IRON PIN BEARS N 01°33'04" E 4.18 FEET FROM THIS POINT), THENCE S 01°33'04" W 205.40 FEET TO A FOUND IRON PIN, THENCE S 87°55'07" E 420.42 FEET TO A FOUND ANGLE IRON, THENCE S 87°56'11" E 249.82 FEET TO A POINT ON THE EAST LINE OF SAID NW $\frac{1}{4}$ NE $\frac{1}{4}$ (A FOUND IRON PIPE BEARS N 87°56'11" W 22.84 FEET FROM THIS POINT), THENCE ALONG SAID EAST LINE S 01°28'20" W 28.40 FEET TO A POINT (A SET IRON PIN BEARS N 88°09'49" W 18.20 FEET FROM THIS POINT), THENCE LEAVING SAID EAST LINE N 88°09'49" W 320.96 FEET TO A SET IRON PIN, THENCE S 03°36'20" W 335.85 FEET TO A SET IRON PIN, THENCE S 04°05'42" W 8.66 FEET TO A FOUND IRON PIN, THENCE S 08°18'41" E 748.58 FEET TO A FOUND IRON PIN, THENCE N 88°39'16" W 134.25 FEET TO A FOUND IRON PIN, THENCE S 01°37'31" W 883.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE #40 (A FOUND IRON PIN BEARS N 01°37'31" E 1.73 FEET FROM THIS POINT), THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 36°40'03" W 274.28 FEET TO A RIGHT OF WAY MARKER, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 394.30 FEET,

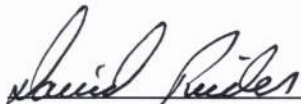
WITH A RADIUS OF 8035.10 FEET, AND A CHORD BEARING AND DISTANCE OF S 79°04'17" W 394.26 FEET TO A RIGHT OF WAY MARKER, S 74°02'39" W 194.71 FEET TO A RIGHT OF WAY MARKER AND THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 263.31 FEET, WITH A RADIUS OF 8060.10 FEET, WITH A CHORD BEARING OF S 83°01'48" W 263.30 FEET TO A POINT ON THE WEST LINE OF SAID SW¼ NE¼ (A SET IRON PIN BEARS N 01°22'46" E 4.72 FEET FROM THIS POINT), THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID WEST LINE N 01°22'46" E 2622.08 FEET TO THE POINT OF BEGINNING, CONTAINING 56.88 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

All of said property being located off Taylor Road, Clarksville, AR.

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

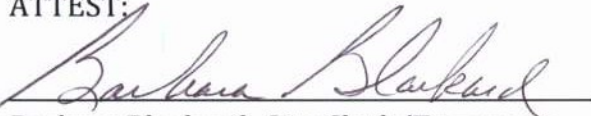
SECTION 3: EMERGENCY CLAUSE. Time is of the essence in order to allow the Petitioner to proceed with a real estate contract and comply with the timelines set forth therein. Therefore, an emergency is declared to exist, and this Ordinance shall go in effect immediately upon its passage.

Adopted this 12th day of December 2022.



David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer