

ORDINANCE NO 5315

AN ORDINANCE AMENDING CHAPTER 130 (ZONING ORDINANCE), ARTICLE 12. BALL PARK AREA/SOUTHWEST SPRINGDALE DISTRICT OVERLAY SECTION 1.3 BOUNDARIES OF THE SPRINGDALE CODE OF ORDINANCE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, a request was made by Southwest Forty-Nine LLC, owner of a tract of land adjacent to the southern boundary of the Ballpark Area/Southwest Springdale District Overlay to be added to the Ball Park Area/Southwest Springdale District Overlay as established in Chapter 130, Article 12 Section 1.3; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on September 4, 2018 after notice was given of said hearing as required by law, and

WHEREAS, after said public hearing the Planning Commission recommends that Chapter 130, Article 12 Section 1.3 be amended to add the requested area to the Ball Park Area/Southwest Springdale District Overlay, and

WHEREAS, the City Council after review and study concurs with the recommendations of the Planning Commission

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

Section 1: That Chapter 130, Article 13. Section 1.3 Boundaries be replaced in entirety with the following:

- a. *Current boundaries:* The boundaries of the overlay district shall be noted on the official zoning map of the city as set forth in article 3 section 3 and described as follows:

Beginning at the intersection of S. 48th Street and W. Sunset Avenue (U.S. HWY 412), thence southerly along the west right-of-way boundary of I-49 to a point which is approximately 1,400 feet south of the centerline of W. Don Tyson Parkway; thence west to the centerline of S. 56th Street, thence north along said centerline approximately 660 feet, thence west to the east boundary line of Western Trails Subdivision; thence north along said boundary line to the northeast corner of said subdivision; thence west along the north boundary line of said subdivision to the centerline of S. Maestri Road (AR HWY 112); thence Northerly along said road and the Western city limits boundary of Springdale, Arkansas to the intersection of Jones Road and W. Sunset Avenue (U.S. HWY 412); thence East to the point of beginning.

- b. *Land adjacent to the district.* Properties adjacent to the boundaries which has been, or will be annexed by the city is expected to be included into the overlay district.

Section 4: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservations of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

Doug Sprouse, Mayor

Denise Pearce, City Clerk