

ORDINANCE NO. 2023-30

CITY OF BELLA VISTA, ARKANSAS

**AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO
REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. 2023-
48404 (COUNTY PARCEL NO. 16-72491-001) FROM P-1,
CONSERVATION DISTRICT TO C-1, NEIGHBORHOOD
COMMERCIAL DISTRICT**

WHEREAS, a rezoning petition was properly filed and considered by the Bella Vista Planning Commission according to the requirements of law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from P-1, Conservation District, to C-1, Neighborhood Commercial District; and

WHEREAS, the City Council is of the opinion that said parcel should be rezoned as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF BELLA VISTA, ARKANSAS:**

SECTION 1: The Bella Vista Zoning Ordinance and Map are hereby amended to rezone property described in rezoning petition No. 2023-48404 (County Parcel No. 16-72491-001) from P-1, Conservation District to C-1, Neighborhood Commercial District.

SECTION 2: The legal description of the parcel is attached to this Ordinance as Exhibit "A" and incorporated herein as if set out word-for-word.

ADOPTED THIS 22ND DAY OF MAY, 2023.



ATTEST:


City Clerk Wanda Krug

APPROVED:

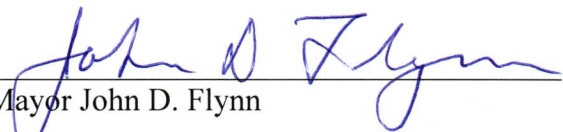
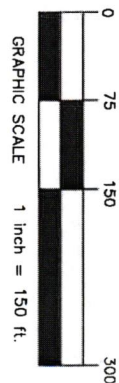

Mayor John D. Flynn

EXHIBIT A



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING & DISTANCE
1	72.30'	46.94'	N52°56'51"W 46.12'
2	132.30'	110.21'	S58°12'45"E 107.05'
3	571.33'	27.36'	S08°46'14"E 27.36'
4	571.33'	88.86'	S03°20'27"W 88.77'

AREA OF REZONE DESCRIPTION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 22: THENCE N87°27'03"W 51.26 FEET TO THE POINT OF BEGINNING; THENCE N87°27'03"W 1043.91 FEET; THENCE N03°29'05"E 121.27 FEET; THENCE N67°39'39"E 206.40 FEET; THENCE N65°22'56"E 592.09 FEET; THENCE S24°49'53"E 264.25 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 931.04 FEET, AN ARC LENGTH OF 154.46 FEET AND A CHORD BEARING AND DISTANCE OF S29°35'22"E 154.46 FEET; THENCE S24°20'52"E 42.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 132.30 FEET, AN ARC LENGTH OF 110.21 FEET AND A CHORD BEARING AND DISTANCE OF S58°12'45"E 107.05 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 571.33 FEET, AN ARC LENGTH OF 27.36 FEET AND A CHORD BEARING AND DISTANCE OF S08°46'14"E 27.36 FEET TO THE POINT OF BEGINNING, CONTAINING 6.35 ACRES, MORE OR LESS.

ALSO

COMMENCING AT THE SE CORNER OF SAID SECTION 22: THENCE NORTH 417.47 FEET; THENCE WEST 22.39 FEET TO THE POINT OF BEGINNING; THENCE S07°47'47"W 239.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 571.33 FEET, AN ARC LENGTH OF 88.86 FEET AND A CHORD BEARING AND DISTANCE OF S03°20'27"W 88.77 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 72.30 FEET, AN ARC LENGTH OF 46.94 FEET AND A CHORD BEARING AND DISTANCE OF N52°56'51"W 46.12 FEET; THENCE N34°20'52"W 42.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 871.04 FEET, AN ARC LENGTH OF 144.67 FEET AND A CHORD BEARING AND DISTANCE OF N29°35'22"W 144.51 FEET; THENCE N24°49'53"W 264.03 FEET; THENCE N65°22'56"E 178.70 FEET; THENCE S24°57'46"E 210.14 FEET; THENCE N65°02'14"E 31.48 FEET; THENCE N65°22'56"E 178.70 FEET; THENCE S24°49'53"W 264.03 FEET; THENCE N24°49'53"W 264.25 FEET; THENCE S24°49'53"E 264.25 FEET; THENCE N65°22'56"E 592.09 FEET; THENCE N67°39'39"E 206.40 FEET; THENCE N03°29'05"E 121.27 FEET; THENCE N87°27'03"W 51.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES, MORE OR LESS.

