

ORDINANCE NO. 2020-01

AN ORDINANCE REZONING PARCEL 760-01601-000 ON SOUTHWINDS ROAD FROM R-O, RESIDENTIAL OFFICE TO C-1, GENERAL COMMERCIAL, AS REQUESTED BY CEDAR MOUNTAIN PROPERTIES.

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2011-02 on March 14, 2011, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2011-00017652; and

WHEREAS, certain properties belonging to Cedar Mountain Properties are zoned R-O, Residential Office; and

WHEREAS, after a public hearing on December 16, 2019, the Farmington Planning Commission voted during a regular meeting to rezone the properties from R-O to C-1.

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

SECTION 1. That the zone classification of the following described properties is hereby changed as follows:

From R-O, Residential Office to C-1, General Commercial for the real properties as shown in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in section 1 above.

Section 3. Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND IN EFFECT this 13th day of January, 2020

APPROVED:

By:



Ernie Penn, Mayor

ATTEST:



Kelly Penn, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

PT N/2 NW & PT S/2 NW 2.07A FURTHER DESCRIBED FROM 2013-30551 AS: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I AS PER FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EXOFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 3, THENCE N 33 DEGREES 11' 56" W, 335.31 FEET; THENCE N 56 DEGREES 09' 00" E, 300.02 FEET; THENCE N 59 DEGREES 51' 44" E, 51.77 FEET; THENCE S 09 DEGREES 30' 00" E, 365.00 FEET, THENCE S 50 DEGREES 28' 35" E, 365.97 FEET; THENCE S 56 DEGREES 45' 41" W, 313.69 FEET; THENCE N 33 DEGREES 11' 56" W, 347.94 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS. LESS & EXCEPT: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I, AS PER THE FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON AT THE SW CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWINDS ROAD; THENCE N 33 DEGREES 09' 31" W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD 335.34 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID BLOCK 3, N 56 DEGREES 11' 42" E, 300.00 FEET TO AN EXISTING IRON, THENCE N 59 DEGREES 54' 04" E, 51.86 FEET TO AN EXISTING IRON; THENCE S 09 DEGREES 26' 37" E, 365.05 FEET TO AN EXISTING IRON; THENCE S 56 DEGREES 21' 29" W, 204.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS.