

ORDINANCE NO. 11-7-2007

AN ORDINANCE TO AMEND THE ZONING DISTRICT CLASSIFICATION AND BOUNDARIES REGARDING PROPERTY IDENTIFIED IN REZONING PETITION OF LARRY FLOYD APPROVED BY ELKINS PLANNING COMMISSION ON NOVEMBER 5, 2007; AND DECLARING AN EMERGENCY TO EXIST.

WHEREAS, the Planning Commission on November 5, 2007, passed the Rezoning Petition of Larry Floyd and recommended to the City Council passage of an ordinance to rezone the described property from C-2 and R-1 to C-2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELKINS, ARKANSAS:

SECTION 1: That the zone classification of the following described property be changed from C-2 and R-1 to C-2:

PART OF THE NORTHWEST 1/4 (NW1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NE1/4; THENCE S87°13'58"E 521.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO COURSES: N17°27'59"E 181.99 FEET TO A FOUND IRON PIN; THENCE N36°26'42"E 93.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 16; THENCE ALONG SAID SOUTH LINE S58°24'23"E 88.97 FEET; THENCE DEPARTING SAID SOUTH LINE S12°54'58"W 214.02 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 1 IN STONECREST SUBDIVISION AS SHOWN ON THE FINAL PLAT RECORDED IN PLAT BOOK 23A AT PAGE 233; THENCE ALONG THE NORTH LINE OF SAID LOT 1 N87°17'00"W 138.17 FEET TO THE POINT OF BEGINNING, CONTAINING 29,302 SQUARE FEET OR 0.67 ACRES, MORE OR. LESS, BEING SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SECTION 2: That the official Zoning District's map of the City of Elkins, Arkansas is hereby amended to reflect the zoning change in Section 1 above.

SECTION 3: The continued growth and development of this area of the City of Elkins is critical to the health, safety and well-being of the residents of the City and therefore an emergency is declared to exist and this ordinance shall become effective immediately upon its passage and approval.


PASSED AND APPROVED this 2~~4~~ day of November, 2007.

APPROVED:



JACK LADYMAN, Mayor

ATTEST:



~~Recorder/Treasurer~~
CHAIRMAN, CITY COUNCIL