

ORDINANCE NO. 2016 - ____
CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS

AN ORDINANCE FOR REZONING; A REZONING OF AN ORIGINAL TRACT CONTAINING 0.25 ACRES ZONED A-1 GENERAL AGRICULTURAL DISTRICT, REZONED TO AN R-3 SINGLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, an application for a Rezoning was filed with the Planning and Development Department of the City of Cave Springs, Arkansas, on the 2nd day of August 2016 by Justin Salter, V.P. of Northrock Builders, LLC., requesting to rezone from a non-conforming A-1 General Agriculture Zoning District to a conforming R-3 Single-Family Residential Zoning District for the 0.25 acre (10,890 ft²) Lot 42 of the Marbella Phase I Subdivision. In conjunction with the Planning Commission request, the applicant has also requested the additional approval of one (1) variance (CSBZA-16-03) from the Board of Zoning Adjustment (BZA) for a rear yard setback from the required twenty (20) feet to a requested eleven (11) feet on the subject property to construct a new single-family residence, on the subject property.

WHEREAS, after due notice, as required by law, at a regular meeting held August 2nd, 2016, at the time and place mentioned in all notifications, heard by all persons desiring to be heard on the question and as ascertained of the requested Rezoning, the Cave Springs Planning Commission (CSPC), voted unanimously recommending APPROVAL to the City Council of Cave Springs of the following; Rezoning request by the owners and applicant, Alan Hall, for real estate described to-wit:

CSZ-16-06 | Northrock Builders, LLC:

The applicant, Justin Salter, V.P. of Northrock Builders, LLC, requests a Rezoning (CSZ-16-06) of a 0.25 acre (10,890 ft²) non-conforming lot currently zoned A-1 General Agricultural District to a conforming R-3 Single-Family Residential District located at 1101 Pella Court, Cave Springs, AR 72718.

ADDRESS:	1101 Pella Court, Cave Springs, AR 72718
PARENT PARCEL:	05-12156-000
STR:	Section 31, Township 19 North, Range 30 West
PARENT TRACT LEGAL:	Lot 42 of the Marbella Phase I Subdivision
LOT SIZE:	0.25 acre (10,890 ft ²)

NOW, THEREFORE, be it enacted by the City Council of the City of Cave Springs as follows;

Section 1. That the above described real estate be APPROVED for a Rezoning (CSZ-16-06) of an original tract containing 0.25 acre (10,890 ft²) Lot 42 of the Marbella Phase I Subdivision zoned a non-conforming A-1 General Agricultural District. The Rezoning, of a 0.25 acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming R-3 Single-Family Residential District located at 1101 Pella Court, Cave Springs, AR 72718, as requested; unanimously

recommended for APPROVAL by the Cave Springs Planning Commission (CSPC); That upon the conclusion of a properly advertised public hearing and meaningful deliberation, the City Council of Cave Springs, by unanimous vote, did APPROVE the above styled applications and request, Done this 9th day of August, 2016:

Section 2. This ordinance shall have full force and effect from and after its passage. Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.

Section 3. The Official Zoning Map of the City of Cave Springs, Benton County, Arkansas is hereby amended to reflect the Rezoning.

PASSED AND APPROVED this 9th day of August, 2016:

APPROVED:

Travis Lee, Mayor

ATTEST:

Kimberly Hutcheson, City Recorder | Treasurer

(SEAL)