

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

AN ORDINANCE FOR REZONING; A REZONING OF A TRACT CONTAINING 0.55 ACRES ZONED C-1 DOWNTOWN COMMERCIAL AND OFFICE DISTRICT, REZONED TO A C-2 GENERAL AND HIGHWAY COMMERCIAL 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 Steve Turner, requesting to rezone (CSZ-16-04) a 0.55 acre (23,958 ft²) lot previously a C-1 Downtown Commercial and Office Zoning District to a C-2 General and Highway Commercial District to legally operate a Gas Station and a Large Scale Retail Store of 6,000 square feet, 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-16-04 | Petromark, Inc.:

The applicant, Steve Turner with Petromark, Inc. has requested a rezoning from a C-1 Downtown Commercial and Office Zoning District to a C-2 General and Highway Commercial District on a 0.55 acre tract of land, to legally operate a Gas Station and a Large Scale Retail Store of 6,000 square feet, located at 180 N. Main Street, Cave Springs, AR 72718

ADDRESS:	180 N. Main Street, Cave Springs, AR 72718
PARENT PARCEL:	05-10141-000
STR:	Section 1, Township 18 North, Range 31 West
PARENT TRACT LEGAL:	Part Of The SW/4 Of The Ne/4 Of Section 01 Township 18 North Range 31 West Of The Fifth Principal Meridian Benton County Arkansas And Being More Particularly Described As Beginning At The NW Corner Of The West Half Of Block 3 Of The Original Town Of Cave Springs Arkansas As Shown In Plat Record "B" At Page 125 Thence South 89 °58'31" West 25.59 Feet To A Set Iron Pin On The Easterly Right-Of-Way Of Arkansas State Highway No 112 Thence 186.35 Feet Along A Curve To The Right Having A Radius Of 736.60 Feet And A Delta Angle Of 14 °29'41" To A Set Iron Pin On The Said Right-Of-Way Thence Leaving Said Right-Of-Way South 78 °13'38" East 126.69 Feet To A Set Iron Pin Thence South 01°00'20" West 158.36 Feet To A Set Iron Pin Thence South 89°58'30" West 120.00 Feet To The Point Of Beginning Subject To The

Right-Of-Way Of Said Arkansas State Highway 112 Along The
West Side Thereof Survey 8/04/92 16-280

LOT SIZE: 0.55 acres (23,958 ft²)

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 to rezone (CSZ-16-04) a 0.55 acre (23,958 ft²) lot previously a C-1 Downtown Commercial and Office Zoning District to a C-2 General and Highway Commercial District to legally operate a Gas Station and a Large Scale Retail Store of 6,000 square feet located at 180 N. Main Street, 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 Hutcherson, City Recorder | Treasurer

(SEAL)