

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

AN ORDINANCE FOR REZONING; A REZONING OF AN ORIGINAL TRACT CONTAINING 3.85 ACRES ZONED A-1 GENERAL AGRICULTURAL DISTRICT, REZONED TO AN A-2 SUBURBAN AGRICULTURAL DISTRICT.

WHEREAS, an application for a Rezoning and Conditional Use was filed with the Planning and Development Department of the City of Cave Springs, Arkansas, on the 2nd day of August 2016 by Alan Hall, requesting to rezone (CSZ-16-08) a 3.85 acres (167,706 ft²) lot previously nonconforming to the A-1 General Agricultural Zoning District to a conforming A-2 Suburban Agriculture Zoning District, in conjunction with a Conditional Use (CSPCCU-16-02) in order to legally operate a Farm with Exotic Animals as a commercial business, the Ozark Snake Farm, in a five-hundred (500) square foot accessory structure, 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-16-08 | Hall:

The applicant, Alan Hall, requests a Rezoning (CSZ-16-08) of a 3.85 acres (167,706 ft²) acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming A-2 Suburban Agriculture District located at 557 Sands Road, Cave Springs, AR 72718

ADDRESS: 557 Sands Road, Cave Springs, AR 72718

PARENT PARCEL: 05-10104-002

STR: Section 31, Township 19 North, Range 30 West

PARENT TRACT LEGAL: PART OF THE FRACTIONAL SW ¼ OF Section 31, Township 19 North, Range 30 West THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID FRACTIONAL SW ¼, BEING A FOUND IRON PIN IN A COUNTY ROAD AS SHOWN ON PLAT 'N' AT PAGE 19, THENCE NORTH 00 DEGREES 00 MINUTES WEST 836.57 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 00 MINUTES WEST 466.56 FEET TO A FOUND IRON PIN: THENCE SOUTH 89 DEGREES 24 MINUTES 50 SECONDS EAST 40.0 FEET TO A FOUND IRON PIN: THENCE NORTH 67 DEGREES 41 MINUTES 50SECONDS EAST 306.48 FEET TO A FOUND IRON PIN; THENCE SOUTH

00 DEGREES 00 MINUTES 00SECONDS EAST 583.98 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 43 MINUTES 53 SECONDS WEST 323.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF A COUNTY ROAD ON THE NORTH SIDE THEREOF.

LOT SIZE: 3.85 acres (167,706 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 for a Rezoning (CSZ-16-08) of an original tract containing 3.85 acres (167,706 ft²) zoned A-1 General Agricultural District. The Rezoning, of a 3.85 acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming A-2 Suburban Agricultural District located at 557 Sands Road, 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)