

ORDINANCE NO. 2016 - _____

CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS

AN ORDINANCE FOR REZONING; A REZONING OF AN ORIGINAL TRACT CONTAINING 1.75 ACRES ZONED A-1 GENERAL AGRICULTURAL DISTRICT, REZONED TO AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, an application for a Rezoning was filed with the Planning and Development Department of City of Cave Springs, Arkansas, on the 31st day of May 2016 by Joseph R. and Megan L. Neal, requesting a Rezoning of an original tract containing 1.75 acres zoned A-1 General Agricultural District. A Rezoning from a non-conforming A-1 General Agricultural to a conforming R-1 Single-Family Dwelling District on the subject property.

WHEREAS, after due notice, as required by law, at a regular meeting held July 5, 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 applicants, Joseph R. and Megan L. Neal, for real estate described to-wit:

CSZ-16-03 | Neal:

The applicants, Joseph R. and Megan L. Neal, request a Rezoning (CSPCZ-16-03) of a 1.75 acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming R-1 Single Family Residential District located at 759 Burdine Lane, Lowell, AR 72745.

ADDRESS: 759 Burdine Lane, Lowell, AR 72745

PARENT PARCEL: 05-10045-320

STR: Section 8, Township 18 North, Range 30 West

PARENT TRACT LEGAL: Part of the NE 1/4 of the NW 1/4 of Section 8, Township 18 North, Range 30 West of the Fifth Principal Meridian, Benton county, Arkansas, being more particularly described as follows: commencing at the NE corner of the NE 1/4 of the said NW 1/4; thence South 00 degrees 02 minutes 01 seconds West a distance of 570.52 feet to a set 5/8 inch diameter iron pin and the point of beginning; thence South 89 degrees 53 minutes 57 seconds West a

distance of 278.76 feet to a set 5/8 inch diameter iron pin; thence south 00 degrees 02 minutes 01 seconds West a distance of 273.46 feet to a set 5/8 inch diameter iron pin; thence North 89 degrees 53 minutes 57 seconds East a distance of 278.77 feet to a set 5/8 inch diameter iron pin; thence North 00 degrees 02 minutes 01 seconds East a distance of 273,46 feet to the point of beginning, containing 1.75 acres, more or less, and being subject to the right-of-way of Burdine Lane along the east boundary thereof. Subject to all easements, rights-of-way, and protective covenants of record

LOT SIZE: 1.75 acres (76,230 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-16-03) of an original tract containing 1.75 acres zoned A-1 General Agricultural District. The Rezoning, of a 1.75 acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming R-1 Single Family Residential District located at 759 Burdine Lane, Lowell, AR 72745, 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 12th day of July, 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 12th day of July, 2016:

APPROVED:

Travis Lee, Mayor

ATTEST:

Kimberly Hutcherson, City Recorder | Treasurer
(SEAL)