

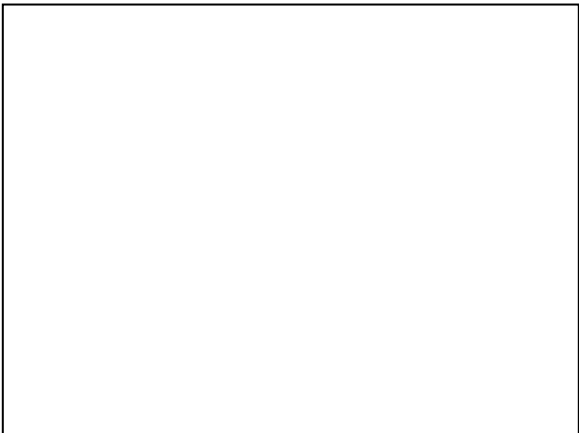
CITY OF SPRINGDALE
Committee Agendas
Monday, March 14th, 2022
Tiered Training Room (2nd Floor)
201 Spring Street- Criminal Justice Building
Meetings begin at 5:30 P.M.

Ordinance Committee by Chairman Mike Overton

1. **An Ordinance** amending Ordinance No. 4973, which rezoned certain lands located at the Northeast corner of Wagon Wheel Road and Wildwood Lane (5.04 acres) from Agricultural District (A-1) to General Commercial District (C-2); and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 1-5

Committee of the Whole

2. **A Discussion** on property located near the Springdale Airport. Pg. 6



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4973, WHICH REZONED CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2); AND DECLARING AN EMERGENCY.

WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 4973 on October 27, 2015, which amended the zoning ordinance for the City of Springdale by rezoning certain lands from Agricultural District (A-1) to General Commercial District (C-2);

WHEREAS, Ordinance No. 4973 contained a scrivener's error by including in the legal description property not intended to be included in the rezoning ordinance;

WHEREAS, Ordinance No. 4973 should be amended to clarify which property was subject to the rezoning, containing 5.04 acres, more or less, specifically to read as follows:

Layman's Description: Northeast corner of Wagon Wheel Road and Wildwood Lane (5.04 acres)

REZONE A-1 TO C-2 LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND NAIL MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°13'30"E 664.58' TO A FOUND RAILROAD SPIKE, THENCE S86°59'31"E 329.58' TO A FOUND IRON PIN, THENCE S02°20'51"W 664.62', THENCE N86°58'58"W 328.16' TO THE POINT OF BEGINNING. CONTAINING 5.04 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 4973 is hereby amended as provided herein;

SECTION 2: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2015/61938
Term/Cashier: CASH2/Laura L. Tway
11/02/2015 10:56:34AM
Tran: 353756
Total Fees: \$20.00

Book 2015 Page 61938
Recorded in the Above
DEED Book & Page
11/02/2015

ORDINANCE NO. 4973

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2) AND DECLARING AN EMERGENCY:

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of October 6, 2015 for hearing the matter of a petition of Kenneth and Rosalie Dunk requesting that the following described tract of real estate be zoned from Agricultural District (A-1) to General Commercial District (C-2).

Layman's Description: 3448 Wagon Wheel Road

Legal Description: West 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 15, Township 18 North, Range 30 West, Benton County Arkansas.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to General Commercial District (C-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to General Commercial District (C-2).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS 27TH day of October, 2015.




Doug Sprouse, Mayor

ATTEST:



Denise Pearce, City Clerk

APPROVED AS TO FORM:

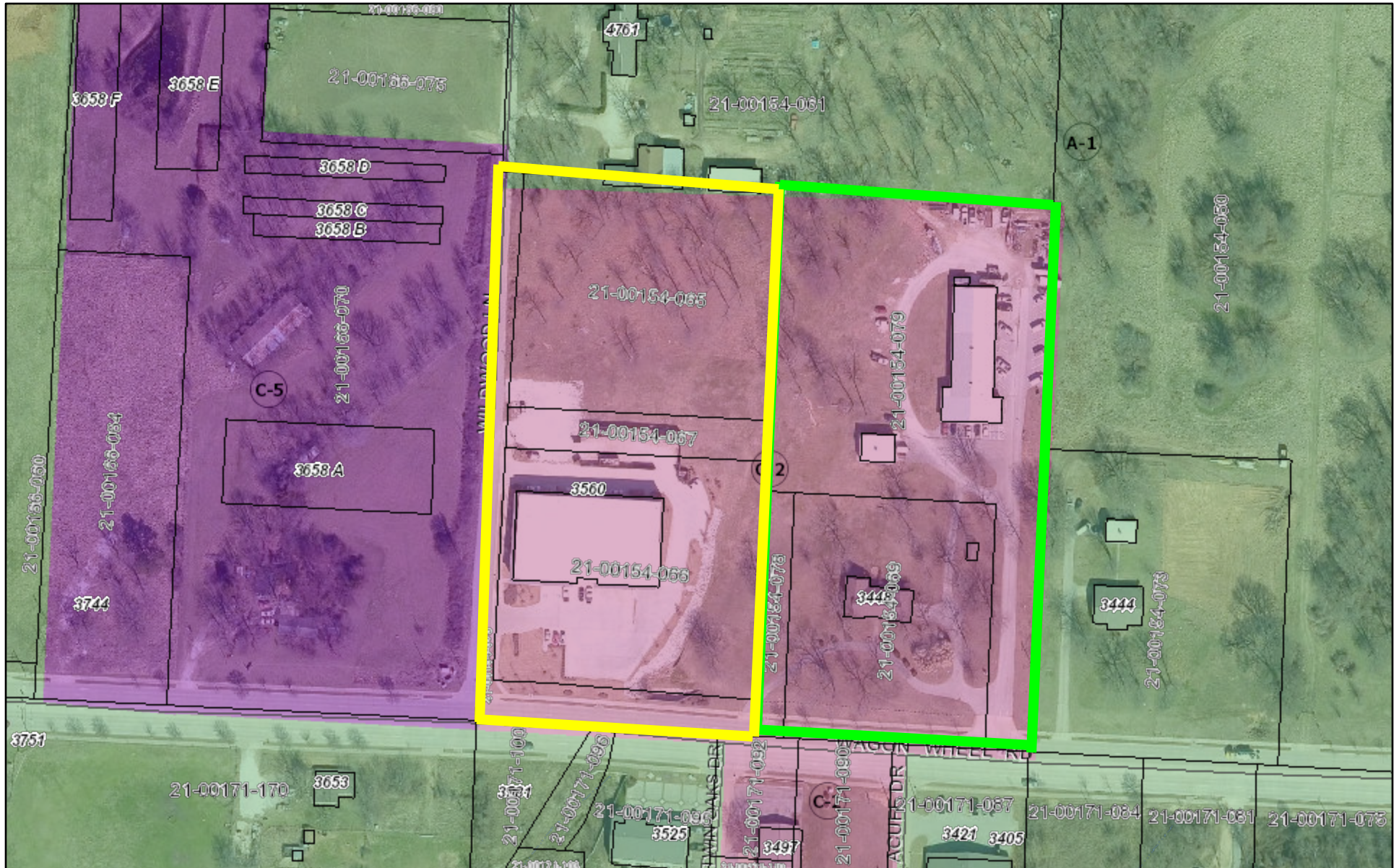


Ernest Cate, City Attorney

Book 2015 Page 61939
Recorded in the Above
DEED Book & Page
11/02/2015

Benton County, AR
I certify this instrument was filed on
11/02/2015 10:56:34AM
and recorded in DEED Book
2015 at pages 61938 - 61939
Brenda DeShields-Circuit Clerk

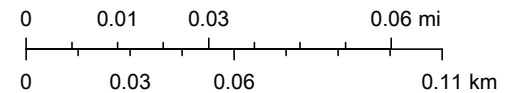
City of Springdale Zoning Map



March 8, 2022

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|-------------------------------------|--------------------|----------------|-----------|----------------------|
| Form-Based Code District Overlay | Benton Co. Parcels | STREAMS | LAKES | STREETS - ALL |
| S.E.E.D. Overlay District - Outline | SCHOOLS | MAIN CHANNEL | Buildings | INTERSTATE |
| Washington Co. Parcels | | TRIBUTARY | RAILROAD | RAMP |

1:2,000



City of Springdale, Clayton Sedberry

