

**ORDINANCE NO. 2018-2**

AN ORDINANCE AMENDING THE ZONING REGULATIONS AND ZONING MAPS OF THE CITY OF OZARK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Ozark Planning Commission conducted a public hearing in February 8, 2018, at which the proposed Amendment was discussed with members of the public; and,

WHEREAS, the public hearing was advertised in a paper of general circulation in the City of Ozark at least fifteen (15) days prior to the meeting; and,

WHEREAS, the City Council has heard the report and recommendation of the Ozark Planning Commission as to the Amendment of the Ozark Zoning Regulations and maps; that said property is owned by Bill Sossamon.

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

SECTION 1: That the zoning regulations and map of the City of Ozark shall be amended to reflect that the zoning of the following described property located in the Ozark District of Franklin County, Arkansas is modified from C-2 to I-1 to-wit:

A CERTAIN TRACT OF LAND LOCATED IN THE NE ¼ OF SECTION 26 – TOWNSHIP 10 NORTH – RANGE 27 WEST IN FRANKLIN COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND ½ REBAR AT THE NW CORNER OF SAID NE ¼ OF THE SW ¼; THENCE; S 88 DEGREES 20.30 E 278.92 FEET TO A SET ½ REBAR ON THE SOUTH RIGHT OF WAY OF HIGHWAY 96. THE POINT OF BEGINNING;  
THENCE; S 88 DEGREES 20.30.E 35.32 FEET ALONG SAID RIGHT OF WAY TO A SET ½ DEGREE REBAR; THENCE S 24 DEGREES 23.06 E 422.99 FEET TO A SET ½ DEGREE REBAR’  
THENCE N 88 DEGREE 03.28 DEGREE W 318.93 FEET TO A SET ½ DEGREE REBAR; THENCE N 01 DEGREE 20.19 E 378-46 FEET TO THE POINT OF BEGINNING, CONTAINING 1.976 ACRES AND BEINGSUBJECT TO ALL EASEMENTS OF RECORD AND AS SHOWN ON ARKANSAS RIVER VALLEY SURVEYING PLAT 4124.

Physical address 1607 Airport Road

SUBJECT HOWEVER TO ALL PRIOR EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SECTION 2: All Ordinances, parts of Ordinances or Regulations in conflict herewith are hereby repealed.

SECTION 3: That the lack of I-1 zoning at the above-described location has resulted in conditions which are detrimental to the City of Ozark and its citizens. An emergency is therefore declared and this Ordinance being necessary for the preservation of public peace, health and safety shall be in full force and effect from and after its passage.

PASSED this 12<sup>th</sup> Day of February 2018

\_\_\_\_\_  
Tommy R. McNutt, Mayor of Ozark

ATTEST:

\_\_\_\_\_  
Sonya Eveld, City Clerk