

ORDINANCE NO. 2017-18

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 November 2, 2017 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 Ben Culver located at 1610 W Gibson Street.

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 R - 1 to R - 2 to-wit:

A CERTAIN TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 27 WEST IN FRANKLIN COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A ONE INCH IRON PIPE AT THE SW CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 14 MINUTES 07 SECONDS EAST 455.12 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 05 SECONDS EAST 532.54 FEET TO A ½ INCH IRON PIPE ON THE NORTH RIGHT OF WAY OF GIBSON STREET, THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 01 MINUTES 18 SECONDS EAST 100.00 FEET ALONG A CHAIN LINK FENCE TO A ½ INCH IRON PIPE; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS EAST 120.81 FEET PARALLEL TO GIBSON STREET TO A ½ INCH IRON PIPE; THENCE SOUTH 02 DEGREES 01 MINUTES 18 SECONDS WEST 100.00 FEET TO A ½ INCH IRON PIPE ON THE NORTH RIGHT OF WAY OF GIBSON STREET; THENCE NORTH 87 DEGREES 56 MINUTES 15 SECONDS WEST 120.81 FEET TO THE POINT OF BEGINNING.

SECTION 2: All Ordinances, parts of Ordinances or Regulations in conflict herewith are hereby repealed.

SECTION 3: That the lack of R - 2 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 13th Day of November.

Tommy R. McNutt, Mayor of Ozark

ATTEST:

Sonya Eveld, City Clerk