

ORDINANCE NO. 2014-19

**AN ORDINANCE AMENDING ORDINANCE NO 683 WITH
RESPECT TO THE ZONING CLASSIFICATION OF A
SPECIFIC LAND AREA WITHIN THE CITY OF SEARCY,
ARKANSAS; DECLARING AN EMERGENCY; AND FOR
OTHER PURPOSES.**

WHEREAS, the Planning Commission for the City of Searcy, Arkansas, has, pursuant to Article XVI of the Searcy Zoning Code, conducted a public hearing upon the requested amendment of the Zoning Map heretofore adopted by the City Council for the City of Searcy, Arkansas with respect to the hereinafter described lands; and

WHEREAS, the Planning Commission for the City of Searcy, Arkansas, has, upon conclusion of the said public hearing, made a finding of fact that the amendment of the Zoning with respect to the hereinafter described lands is consistent with the purposes of the Zoning Code and the Plans adopted by the said Planning Commission; and

WHEREAS, upon the aforesaid finding of fact, the Planning Commission has recommended to the City Council that the Zoning Map be amended with respect to the said lands; and

WHEREAS, the City Council has reviewed the requested zoning change.

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

SECTION 1. The Zoning Map for the City of Searcy, Arkansas be and it is hereby amended for purposes of changing the Zoning Classification from R-1 (Residential) to PD (Planned Development) as to the following described real property at East Pleasure and Dr. Jimmy Carr Drive, properties being situated in Searcy, White County, Arkansas, as described in Exhibit A attached herewith:

SECTION 2. The regulation and preservation of property uses and values in accordance with a comprehensive plan and the continued utilization of lands within the City of Searcy in accordance therewith being necessary for the

preservation of the public peace, health, safety and welfare, an emergency is hereby declared, and this Ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED THIS 14th DAY OF OCTOBER, 2014.

/s/ David Morris
Mayor

ATTEST:

/s/ Jerry Morris
City Clerk

EXHIBIT A (Legal Description)

TRACT "A":

A part of the W ¼ of Section 11, T-7-N, R-7-W, and being more particularly described as follows: Commencing at a found railroad spike for the W ¼ Corner of said Section 11, thence N 00°06'03" E along the West line of said Section 11 (also being the West line of Watkins and Quarles Addition to the City of Searcy, Arkansas) a distance of 671.96 feet to a point on the North right of way line of East Pleasure Avenue for the POINT OF BEGINNING; thence continuing N 00°06'03" E a distance of 51.33 feet to a calculated point; thence S 88°41'27" E a distance of 446.51 feet to a point on the West right of way line of Dr. Jimmy Carr Drive; thence along said West right of way line the following bearings and distances: S 00°11'54" W a distance of 143.73 feet; thence with a curve turning to the right with an arc length of 14.82 feet, with a radius of 25.00 feet, with a chord bearing of S 23°24'51" W, with a chord length of 14.60 feet; thence S 40°48'36" W a distance of 15.81 feet to a point at the intersection of said West right of way line of Dr. Jimmy Carr Drive and the North right of way line of East Pleasure Avenue; thence along said North right of way line of said East Pleasure Avenue the following bearings and distances: with a curve turning to the left with an arc length of 294.77 feet, with a radius of 578.97 feet, with a chord bearing of N 65°46'11" W, with a chord length of 291.60 feet; thence with a compound curve turning to the left with an arc length of 98.42 feet, with a radius of 580.46 feet, with a chord bearing of N 85°35'40" W, with a chord length of 98.30 feet; thence N 89°21'24" W a distance of 65.93 feet to the point of beginning, containing 0.86 acres, more or less, as shown on survey by PS #1543. Subject to all existing easement for roads or other purposes.

TRACT "B":

A part of the W ¼ of Section 11, T-7-N, R-7-W, and being more particularly described as follows: Commencing at a found railroad spike for the W ¼ Corner of said Section 11, thence N 00°06'03" E along the West line of said Section 11 (also being the West line of Watkins and Quarles Addition to the City of Searcy, Arkansas) a distance of 36.18 feet; thence departing from said West line, N 90°00'00" E a distance of 649.52 feet to a point on the Easterly right of way line of Dr. Jimmy Carr Drive for the POINT OF BEGINNING; thence along said Easterly right of way line the following bearings and distances: N 00°36'16" W a distance of 98.25 feet; thence with a curve turning to the left with an arc length of 245.14 feet, with a radius of 582.61 feet, with a chord bearing of N 16°30'34" W, with a chord length of 243.33 feet; thence with a compound curve turning to the left with an arc length of 181.95 feet, with a radius of 575.87 feet, with a chord bearing of N 37°36'51" W, with a chord length of 181.20 feet; thence N 40°48'36" E a distance of 16.04 feet; thence with a curve turning to the left with an arc length of 48.14 feet, with a radius of 75.00 feet, with a chord bearing of N 22°11'02" E, with a chord length of 47.31 feet; thence N 00°11'54" E a distance of 25.39 feet; thence departing from said East right of way line, N 90°00'00" E a distance of 65.50 feet; thence S 31°35'42" E a distance of 324.69 feet; thence S 00°00'00" W a distance of 279.85 feet; thence N 90°00'00" W a distance of 83.27 feet to the point of beginning, containing 1.36 acres, more or less, as shown on survey by PS #1543. Subject to all existing easement for roads or other purposes.



NOTES ON SITE CONCRETE

1. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
3. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
4. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
5. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
6. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
7. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
8. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
9. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM
10. CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING TOLERANCES:
CURB & GUTTER: 1/4" PER 10' MAXIMUM
FINISH: 1/8" PER 10' MAXIMUM
PAVING: 1/4" PER 10' MAXIMUM

NOTES ON SITE LANDSCAPE

1. ALL PLANTING SHALL BE DONE TO THE SATISFACTION OF THE ARCHITECT.
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LEGEND

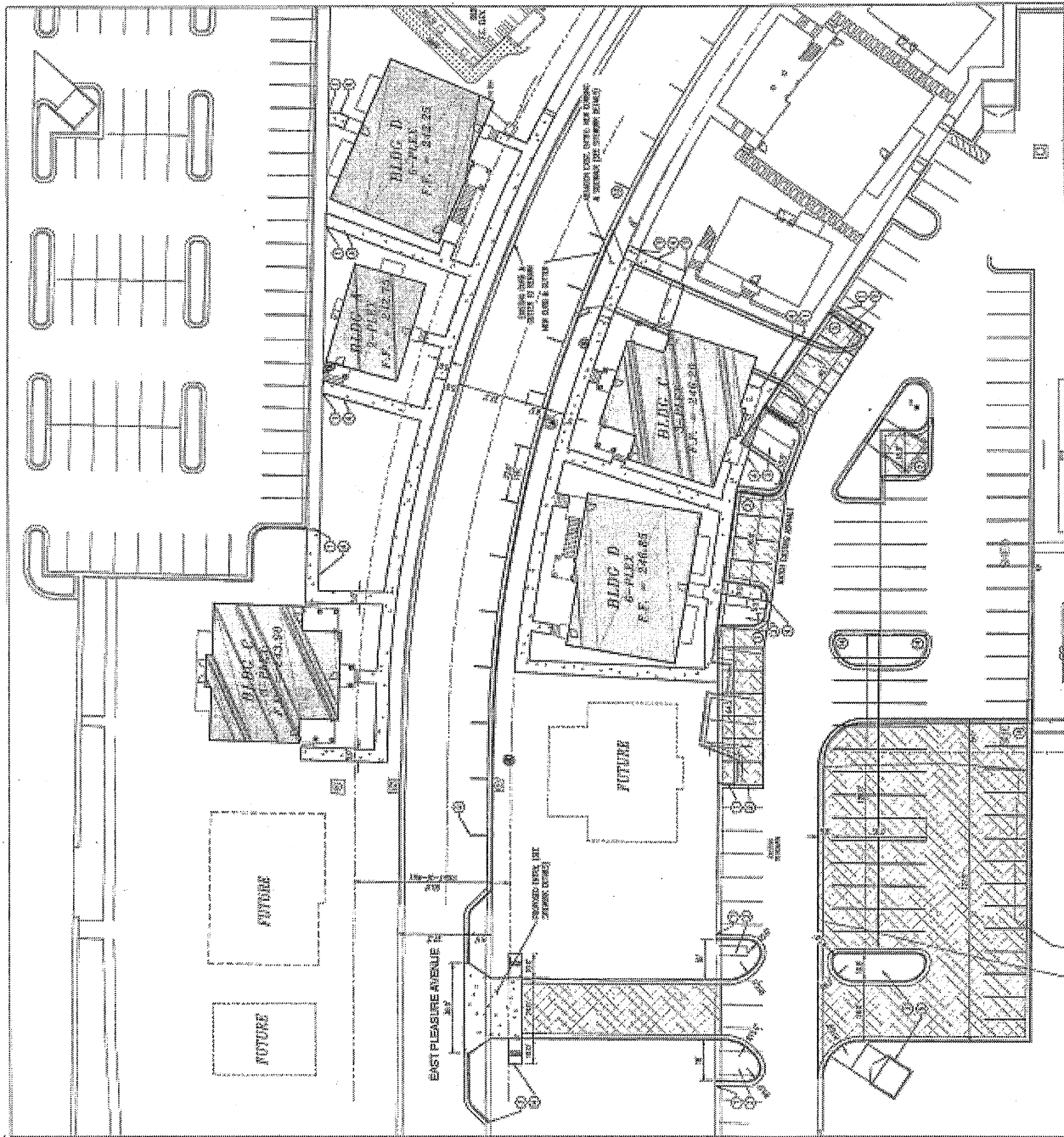
- 1. EXISTING CURB & GUTTER
- 2. EXISTING PAVEMENT
- 3. EXISTING SIDEWALK
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVE
- 6. EXISTING STREET
- 7. EXISTING SIDEWALK
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVE
- 10. EXISTING STREET

KEY NOTES

1. EXISTING CURB & GUTTER SHALL BE MAINTAINED.
2. EXISTING PAVEMENT SHALL BE MAINTAINED.
3. EXISTING SIDEWALK SHALL BE MAINTAINED.
4. EXISTING DRIVEWAY SHALL BE MAINTAINED.
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8. EXISTING DRIVEWAY SHALL BE MAINTAINED.
9. EXISTING DRIVE SHALL BE MAINTAINED.
10. EXISTING STREET SHALL BE MAINTAINED.

NOTES ON PAVING & MARKING

1. ALL PAVING SHALL BE DONE TO THE SATISFACTION OF THE ARCHITECT.
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LEGACY PARK - PHASE III

Harding University
Searcy, Arkansas



PROJECT NO.
1-2518-000-001
DATE
SEPTEMBER 15, 2011

SITE LAYOUT PLAN
SOUTH

C3

NOTES ON SITE CONCRETE

1. CONCRETE FINISHES - ARE TO BE CONCRETE FINISHES AS NOTED.
2. FINISHES - 2000 PSI AND 4000 PSI ARE NOTED ON PLANS.
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NOTES ON SITE LAYOUT

1. PREPARED FOR THE PROJECT AND SHOWN TO DATE OF CONSTRUCTION.
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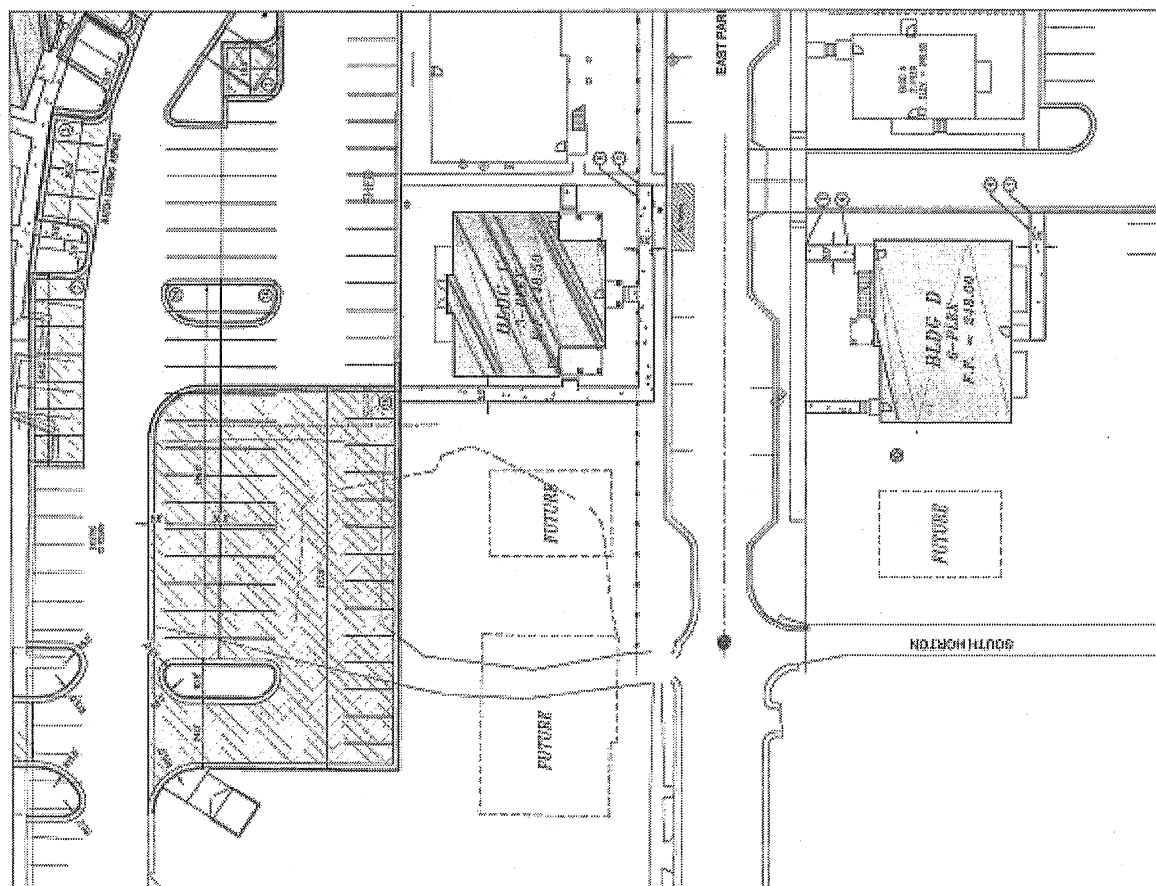
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AMERICAN OVERSIGHT



Prepared by
Call before you dig.



SITE SOUTHWEST

SITE SOUTHWEST