

ORDINANCE NO. 2016 - 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 U-T (Urban Transitional) to C-4 (Community Commercial) as to the following described real property on the Lightle Estate on Beebe Capps Expressway, 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 JUNE, 2016.

/s/ David Morris

Mayor

ATTEST:

/s/ Jerry Morris

City Clerk

EXHIBIT A (Legal Description)

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T-7-N, R-7-W, being more particularly described as follows: Commencing at a found pipe for the Southwest Corner of said Section 8; thence N $00^{\circ}54'27''$ E along the West line of said Section 8 a distance of 2564.97 feet to a found $\frac{1}{2}$ " rebar at the intersection of said West line of Section 8 and the South right of way line of Arkansas State Highway #36 (Beebe Capps Expressway); thence along the South right of way line of said Arkansas State Highway #36 the following bearings and distances: S $82^{\circ}38'06''$ E a distance of 112.77 feet to a found $\frac{1}{2}$ " rebar; thence S $89^{\circ}13'57''$ E a distance of 101.15 feet to a found $\frac{1}{2}$ " rebar; thence N $85^{\circ}45'59''$ E a distance of 250.74 feet to a found $\frac{1}{2}$ " rebar; thence S $89^{\circ}39'01''$ E a distance of 197.44 feet to a found $\frac{1}{2}$ " rebar; thence S $86^{\circ}47'22''$ E a distance of 36.52 feet to a set $\frac{1}{2}$ " rebar for the intersection of said South right of way line and the East line of an easement described in Deed Book 2010, Page 2700 for the POINT OF BEGINNING; thence continuing S $86^{\circ}47'22''$ E a distance of 263.88 feet to a found $\frac{1}{2}$ " rebar; thence S $82^{\circ}32'31''$ E a distance of 80.62 feet to a found $\frac{1}{2}$ " rebar; thence N $86^{\circ}14'51''$ E a distance of 53.57 feet to a set $\frac{1}{2}$ " rebar; thence departing from said right of way line, S $01^{\circ}04'15''$ W a distance of 574.32 feet to a found $\frac{1}{2}$ " rebar, said point being the Northwest Corner of Lot 127 of Ridgewood Subdivision, Phase III; thence continuing S $01^{\circ}04'15''$ W along the West line of said Ridgewood Subdivision Phase III a distance of 72.68 feet to a set $\frac{1}{2}$ " rebar; thence departing from said West line of Ridgewood Subdivision, Phase III, N $88^{\circ}55'45''$ W a distance of 401.73 feet to a set $\frac{1}{2}$ " rebar on the East line of an easement described in Deed Book 2010, Page 2700; thence along said easement line the following bearings and distances: N $01^{\circ}01'04''$ E a distance of 427.43 feet to a set $\frac{1}{2}$ " rebar; thence S $89^{\circ}05'33''$ E a distance of 5.00 feet to a set $\frac{1}{2}$ " rebar; thence N $01^{\circ}03'49''$ E a distance of 233.88 feet to the point of beginning, containing 6.00 acres, more or less, as shown on survey by PS #1737.

