

**CITY OF WARD
ORDINANCE O-2022-07**

**AN ORDINANCE AMENDING THE CITY OF WARD ZONING REGULATIONS CLASSIFICATIONS
AND BOUNDARIES REGARDING PROPERTY IDENTIFIED BELOW FROM AN C-1 (COMMERCIAL)
TO R-1 (SINGLE FAMILY)**

WHEREAS, PROPERTY OWNER K&C DEVELOPERS, INC, having properly posted the property and notified surrounding property owner of the intent, petitioned the Ward Planning Commission on February 28, 2022 requesting the below described property (attached) be rezoned from C-1 to R-1; and,

WHEREAS, THE CITY OF WARD PLANNING COMMISSION held a public hearing on March 25, 2022 at 6:00 pm to discuss a proposed rezone; and,

WHEREAS, THE CITY OF WARD PLANNING COMMISSION, during their March 25, 2022 regular meeting recommended approval of the rezone request as presented and forward same to the City Council for action.

NOW, LET IT BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARD:

SECTION 1: The City of Ward Zoning Regulation, Land Use Map and Zoning Map are hereby changed and amended from C-1 to R-1 for the following described property.

SECTION 2: Property Description:

PART OF THE SE¼, SECTION 33, T-5-N, R-9-W, CITY OF WARD, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 14, SECTION 33, T-5-N, R-9-W; THENCE N 00°36'34" E, 1391.11 FEET; THENCE N 86°12'13"E, 1519.09 FEET; THENCE S 49°22' 42" E, 335.10 FEET; THENCE N 3741'18" E, 232.00 FEET, TO THE POINT OF BEGINNING (POB); THENCE N 5218'42" W, 64.00 FEET; THENCE S 89°42'16" W, 139.58 FEET; THENCE N 4922'42" W, 150.00 FEET; THENCE N 56°51'48" W, 174.46 FEET; THENCE N 86°12'13"E, 331.00 FEET; THENCE S 52°18'51" E, 74.77 FEET; THENCE S 4342'41" E, 50.57 FEET; THENCE S 52°18' 42" E, 125.00 FEET; THENCE S 3741'18" W, 119.63 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.534 ACRES, MORE OR LESS.

SECTION 3 – SEVERABILITY: If, for any reason, any portion or portions of this ordinance shall be held invalid, such invalidity shall in no way affect the remaining portions.


Said Ordinance has been properly introduced and the vote was:

PASSED:

YEAS 4 NAYS 0

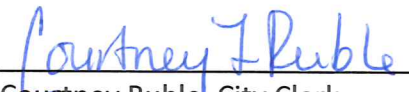
DATE: April 18, 2022

APPROVED:



Charles Gastineau, Mayor

ATTEST:



Courtney Ruble, City Clerk

City Seal