

ORDINANCE NO. 22-884

AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY MUNICIPAL CODE REGARDING ZONING OF CERTAIN LANDS LOCATED WITHIN THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, RLP Developments LLC has filed its Petition for Rezoning of certain real property within the City of Gentry, of which it is the owner of record, from C-1 Commercial, C-2 Commercial, and R-1 Residential zoning to SP Specific Plan zoning, said property being more particularly described in the attached Exhibit "A" (the "Property");

WHEREAS, said Petition for Rezoning has been duly considered by the Gentry Planning Commission following notice and hearing as required by Section 14.04.12 of the Gentry Municipal Code;

WHEREAS, the Gentry Planning Commission recommended that the Petition be approved;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Gentry, Arkansas:

Section 1: The zoning of the Property is hereby changed and amended, from and after the effective date of this Ordinance, to SP Specific Plan zoning.

Section 2: The Official Planning Map of the City of Gentry, as well as Appendix B of the City of Gentry's Municipal Code, and Ordinance No. 308 are hereby amended to reflect the change in zoning of the Property set forth herein.

PASSED and APPROVED this 11th day of July 2022.



Kevin D. Johnston, Mayor

ATTEST:



Tonya Carney, Director of Finance



This publication was paid for by the City of Gentry clerk's office, in the amount of \$ 87.48

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10-00070-001 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING 467 58 FEET NORTH OF THE SE CORNER OF SAID SW1/4 OF THE SE1/4, THENCE SOUTH 89°28'18" WEST 531.69 FEET, THENCE NORTH 8°08'18" EAST 356.26 FEET, THENCE SOUTH 88°26'00" WEST 88.99 FEET, THENCE NORTH 32°20'53" EAST 50.00 FEET, THENCE NORTH 89°33'59" EAST 543.45 FEET, THENCE SOUTH 391.69 FEET TO THE POINT OF BEGINNING, CONTAINING 4.60 ACRES, MORE OR LESS. LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT V2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF SECTIONS 3 AND 10; THENCE NORTH 87° 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1,086 73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66 60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 901.44 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 49.92 FEET TO A POINT; THENCE SOUTH 87° 32' 53" EAST A DISTANCE OF 7 02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 30' 20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.19 FEET TO A POINT; THENCE NORTH 86° 35' 54" WEST A DISTANCE OF 6.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154.

10-00086-000 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4; THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529 29 FEET; THENCE NORTH 08°24'00" EAST 135.84 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 08°24'00" EAST 217.66 FEET, THENCE SOUTH 88°57' WEST 89 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE SOUTH 32°49'30" WEST 151.22 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 57°10'30" EAST 164.17 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN ACCESS EASEMENT AS SHOWN IN PLAT RECORD 3 AT PAGE 140 SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS OF WAY, IF ANY. LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED LANDS WHICH MAY HAVE BEEN INCLUDED IN CONVEYANCE TO THE ARKANSAS STATE HIGHWAY COMMISSION, BY WARRANTY DEED FILED FOR RECORD MARCH 21, 2006, AS LANO DOCUMENT NO. 2006-14796, RECORDS OF BENTON COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT 1/2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF

EXHIBIT

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SECTIONS 3 AND 10; THENCE NORTH 87' 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1.086 73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET, HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66.60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 872.94 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.50 FEET TO A POINT; THENCE SOUTH 86° 35' 54" EAST A DISTANCE OF 6.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 19' 24" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32 04 FEET TO A POINT; THENCE NORTH 54° 40' 36" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 5 66 FEET TO THE POINT OF BEGINNING AND CONTAINING 172 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154 SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES. (AKA AHTD TCT 68, JOB 090154)

10-00087-000 Legal Description:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM THE SE CORNER OF SAID SW1/4 SE1/4, SECTION 3, RUN THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'53" WEST 263 00 FEET; THENCE NORTH 32°49'30" EAST 267.28 FEET, THENCE SOUTH 57°10'30" EAST 164.17 FEET; THENCE SOUTH 08°24'00" WEST 135.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, MORE OR LESS. SURVEY 3-140

10-00088-000 Legal Description:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, DESCRIBED AS BEING 4 ACRES OF EVEN WIDTH OFF THE SOUTH SIDE OF THE FOLLOWING TRACT: BEGINNING 16 ROOS NORTH OF THE SE CORNER OF THE SAID SW1/4 OF THE SE1/4; THENCE WEST 55 ROOS TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 59, THENCE NORTH 32 1/2° EAST WITH SAID HIGHWAY RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SAID SW1/4 OF THE SE1/4, THENCE EAST 245 FEET TO THE NE CORNER OF THE SAID SW1/4 OF THE SE1/4, THENCE SOUTH TO THE PLACE OF BEGINNING.

10-00089-000 legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4 THENCE NORTH 16 RODS, THENCE WEST 55 RODS TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE IN THE SOUTHWESTERLY DIRECTION WITH THE SAID HIGHWAY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SAID SW 1/4 OF THE SE 1/4, THENCE EAST 1093 FEET TO THE PLACE OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD. STREET OR HIGHWAY PURPOSES.

