

CITY OF WARD
ORDINANCE O-2023-23

AN ORDINANCE AMENDING THE CITY OF WARD ZONING REGULATIONS CLASSIFICATIONS AND BOUNDARIES REGARDING PROPERTY IDENTIFIED BELOW FROM AN R-1 (RESIDENTIAL) TO C-2(HIGHWAY COMMERCIAL)

WHEREAS, PROPERTY OWNER GUYOT PROPERTIES, LLC, having properly posted the property and notified surrounding property owners of the intent, petitioned the Ward Planning Commission on August 28, 2023 requesting the below described property (attached) be rezoned from R-1 to C-2; and,

WHEREAS, THE CITY OF WARD PLANNING COMMISSION held a public hearing on September 25, 2023 at 6:30 pm to discuss a proposed rezone; and,

WHEREAS, THE CITY OF WARD PLANNING COMMISSION, during their September 25, 2023 regular Planning Commission Meeting, voted 4-1 to recommend approval of the rezoning request to the City Council during their October 2023 meeting.

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

SECTION 1: The City of Ward Zoning Regulation and Zoning Map is hereby changed and amended from R-1 to C-2 for the following described property.

SECTION 2: Property Description:

2.2 acres +/- located in the SE1/4, or the SE1/4, Section 9, T-4-N, R-9-W

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 WAS PROPERLY INTRODUCED AND VOTED ON NOVEMBER 13, 2023.

YEAS: 3 NAYS: 3

Mayor Eastineau voted in the affirmative

APPROVED:

ATTEST:


Charles Gastineau, Mayor

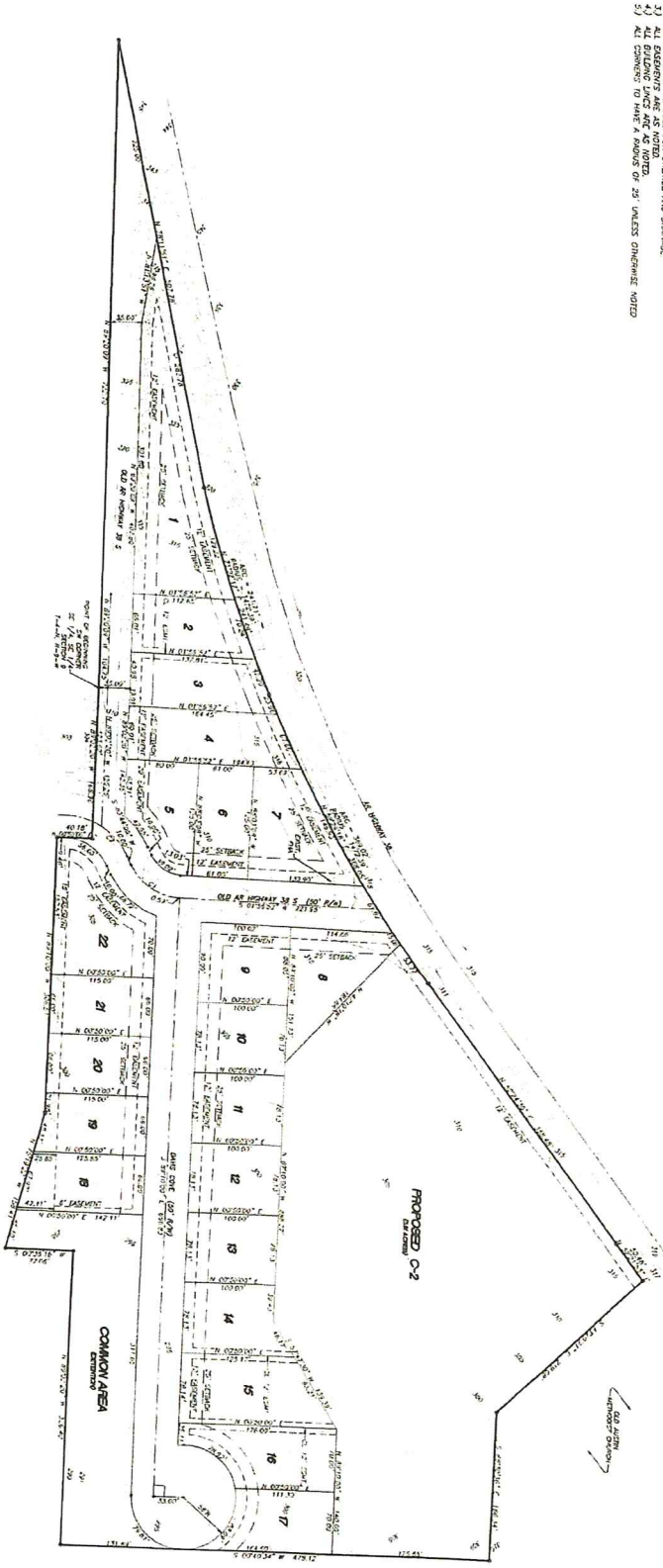

Krystal Rummel, City Clerk

City Seal





GENERAL NOTES	
1	1.1.2018
2	1.1.2018
3	1.1.2018
4	1.1.2018
5	1.1.2018



GENERAL NOTES

- 1) THIS PLAN TO BE SET AT ALL 90 DEGREES
- 2) EXISTING TO BE USED FOR UTILITIES AND DRAINAGE
- 3) ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED
- 4) ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED
- 5) ALL DIMENSIONS TO HAVE A RANGE OF 20' UNLESS OTHERWISE NOTED

GENERAL NOTES

1. MATERIALS TO BE USED FOR THE PROPOSED C-2 ARE TO BE AS SPECIFIED BY THE ENGINEER.

2. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE C-2 SUBDIVISION AND DOES NOT INCLUDE ANY GUARANTEE OF THE ACCURACY OF THE SURVEY DATA.

3. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE C-2 SUBDIVISION AND DOES NOT INCLUDE ANY GUARANTEE OF THE ACCURACY OF THE SURVEY DATA.

4. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE C-2 SUBDIVISION AND DOES NOT INCLUDE ANY GUARANTEE OF THE ACCURACY OF THE SURVEY DATA.

5. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE C-2 SUBDIVISION AND DOES NOT INCLUDE ANY GUARANTEE OF THE ACCURACY OF THE SURVEY DATA.

NOTE: NO CHANGES IN THIS PLAN ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD PLANNING COMMISSION.



GENERAL NOTES

1. THIS PLAN TO BE SET AT ALL 90 DEGREES

2. EXISTING TO BE USED FOR UTILITIES AND DRAINAGE

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5. ALL DIMENSIONS TO HAVE A RANGE OF 20' UNLESS OTHERWISE NOTED

STATEMENT OF ENGINEERING ACCURACY

I, [Name], Licensed Professional Engineer in the State of Arkansas, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed engineer in the State of Arkansas. I am not providing any service to the public outside the scope of my license.

DATE: [Date]

ENGINEER: [Name]

STATEMENT OF ENGINEERING ACCURACY

I, [Name], Licensed Professional Engineer in the State of Arkansas, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed engineer in the State of Arkansas. I am not providing any service to the public outside the scope of my license.

DATE: [Date]

ENGINEER: [Name]



Project No.	23-018
Date	September 18, 2025
Client	City of Fayetteville
Scale	1" = 60'
Sheet No.	8 of 21
Revision	

By	[Signature] <th>Checked By</th> <td>[Signature]</td>	Checked By	[Signature]
Title	Surveyor <th>Title</th> <td>Surveyor</td>	Title	Surveyor
Company	[Company Name] <th>Company</th> <td>[Company Name]</td>	Company	[Company Name]

PRELIMINARY PLAT
DAVIS ADDITION
 PART OF THE SE 1/4, SE 1/4, SECTION 9, T-4-N, R-9-W
 CITY OF WARD, LONOKE COUNTY, ARKANSAS

LEMONS ENGINEERING CONSULTANTS, INC.
 1501 S. CHERRY STREET
 CABOT, ARKANSAS 72023
 (501) 843-5981 • Fax (501) 841-0929
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS