

ORDINANCE O-2025-08

AN ORDINANCE AMENDING THE CITY OF WARD LAND USE MAP, ZONING REGULATIONS CLASSIFICATIONS AND BOUNDARIES REGARDING PROPERTY IDENTIFIED BELOW FROM AN R-1 (RESIDENTIAL) TO A PLANNED URBAN DEVELOPMENT (PUD) AND FOR OTHER PURPOSES

WHEREAS, THE CITY OF WARD PLANNING COMMISSION held a public hearing on March 24 at 6:30 pm to discuss a proposed plan to change the below described property from R-1 (Residential) to a Planned Urban Development (PUD) at the request of Nicholas Hester for the development of a future large lot subdivision.

WHEREAS, the Public Hearing was conducted after proper postings, notifications, and posting in the local paper by the developer.

WHEREAS, one resident of the area was spoke to the proposal and was concerned about additional stormwater drainage issue to which the developer spoke about it stating there would be no additional stormwater issues associated with the rezone.

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

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

SECTION 2: Property Description:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 8 WEST, LONOKE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, N0°46'09"E A DISTANCE OF 1332.40 FEET TO A FOUND REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, S88°35'32"E A DISTANCE OF 1099.63 FEET TO A FOUND REBAR; THENCE LEAVING SAID NORTH LINE, S0°26'52"W A DISTANCE OF 183.42 FEET TO A FOUND REBAR; THENCE S88°35'32"E A DISTANCE OF 217.82 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, S0°26'52"W A DISTANCE OF 50.01 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N88°35'32"W A DISTANCE OF 217.82 FEET TO A FOUND REBAR; THENCE S0°26'52"W A DISTANCE OF 166.62

FEET TO A FOUND REBAR; THENCE S88°35'32"E A DISTANCE OF 217.84 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, S0°26'52"W A DISTANCE OF 300.74 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N88°52'59"W A DISTANCE OF 435.66 FEET TO A FOUND REBAR; THENCE S0°26'52"W A DISTANCE OF 400.00 FEET TO A FOUND REBAR; THENCE S88°52'59"E A DISTANCE OF 435.66 FEET TO A POINT, SAID POINT BEING THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, S0°26'52"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N88°52'59"W A DISTANCE OF 249.00 FEET TO A FOUND REBAR; THENCE S0°26'52"W A DISTANCE OF 175.00 FEET TO A FOUND REBAR, SAID POINT BEING AT THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, N88°52'59"W A DISTANCE OF 1075.82 FEET TO THE POINT

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 ADOPTED ON 4-15-25.

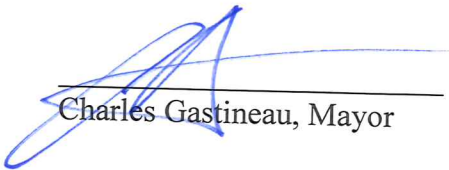
Brooke Y, Chapman Y, Hall Y, Hefner Y, McMinn Y, Ruble Y

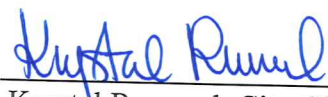
YEAS: 6 NAYS: 0

Mayor (if needed) _____

APPROVED:

ATTEST:


Charles Gastineau, Mayor


Krystal Rummel, City Clerk

