

**AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY
MUNICIPAL CODE REGARDING ZONING OF CERTAIN LANDS
OWNED BY GRAND ESTATES, LLC AND LOCATED WITHIN THE CITY;
DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the City of Gentry that there is a need to change the zoning on the following described property owned by Grand Estates, LLC, changing a portion of the Zoning from R-2 to C2; and another portion from A-1 to R-2.

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas;

Section 1: The City of Gentry's Municipal Code, Appendix B, with respect to the Zoning Map identified therein is hereby amended with respect to the following described property:

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, T-18-N, R-33-W, Benton County Arkansas, more particularly described as follows: Beginning at a point S 87°32'50" E 16.03' and S 01°54'53" W 35.00' from the NW Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4; thence E 209.88'; thence S 209.88'; thence W 209.88'; thence N 209.88 to the point or place of beginning, the precise boundary area of which is bounded by platted lots on the East and South sides thereof; by Arkansas State Highway 12 on the North; and by Crowder Avenue on the West ("Tract 1").

Section 2: The zoning of the Tract 1 is hereby changed and amended from its character as R-2 to C-2.

Section 3: The City of Gentry's Municipal Code, Appendix B, with respect to the Zoning Map identified therein is hereby amended with respect to the following described property:

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, T-18-N, R-33-W, Benton County Arkansas, more particularly described as follows: Beginning at a point S 87°23'26" E 40.21' from the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4; thence N 01°54'53" E 661.22'; thence S 87°28'12" E 1089.52'; thence S 03°00'29" W 662.69'; thence N 87°23'26" W 1076.89' to the point of beginning and containing 16.46 acres. Property is subject to any easement of record ("Tract 2").

Section 4: The zoning of the Tract 2 is hereby changed and amended from its character as A-1 to R-2.

Section 5: That 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 accordingly to reflect the change in zoning of Tract 1 and Tract 2 as reflected herein.

Section 6: Emergency. The lands described herein are presently under development. An emergency exists in that such rezoning is required in order to allow development to

continue in a timely fashion. This Ordinance, accordingly being necessary for the preservation of the health, safety and welfare of the citizens of Gentry, Arkansas, shall be in effect immediately upon its passage, approval and publication.

PASSED and APPROVED this _____ day of June, 2017.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance