

**ORDINANCE NO. 16-748**

**AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF  
GENTRY MUNICIPAL CODE REGARDING ZONING OF CERTAIN  
LANDS LOWED BY KREIN DEVELOPMENT, 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 from C-2 to R-3 zoning.

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:

Legal Description Lot 3:

Beginning at a point that is N00°12'51"W 453.56 feet, thence S89°13'48"W 527.95 feet from the Southeast Corner of the Northeast Quarter, of the Northwest Quarter, of Section 10, Township 18 North, Range 33 West, Benton County, Arkansas, thence S00°12'51"E 50.00 feet, thence N89°13'48"E 15.40 feet, thence along a curve to the right with a radius of 25.00 feet and a length of 39.51 feet, thence S00°12'51"E 192.61 feet, thence S89°13'48"W 649.57 feet to the centerline of Kansas City Southern Railway, thence along said centerline N32°10'41"E 319.23 feet, thence leaving said centerline N89°13'48"E 437.91 feet to the Point of Beginning containing 3.419 acres; and

Legal Description Lot 4:

Beginning at a point that is N00°12'51"W 402.91 feet, thence S89°33'46"W 62.77 feet from the Southeast Corner of the Northeast Quarter, of the Northwest Quarter of Section 10, Township 18 North, Range 33 West, Benton County, Arkansas, thence S00°12'51"E 253.52 feet, thence S89°13'48"W 174.22 feet, thence along a curve to the right with a radius of 25.00 feet and a length of 39.51 feet, thence N00°12'51"W 203.52 feet, thence along a curve to the right with a radius of 25.00 feet and a length of 39.03 feet, thence N89°13'48"E 174.70 feet to the Point of Beginning containing 1.155 acres (hereinafter collectively the "Property").

Section 2: The zoning of the Property is hereby changed and amended from its character as C-2 to R-3.

Section 3: 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 the Property.

Section 4. Emergency. The Owner of the Property needs to commence construction immediately in order to place certain improvements on the Property. Accordingly, the immediate operation of the provisions of this Ordinance is therefore necessary and proper for the preservation of the peace, health, safety, and welfare of the residents of Gentry, Arkansas; and, therefore, an emergency is declared to exist, and this Ordinance shall be in full force and effect from and after

its passage and approval.

PASSED and APPROVED this 5<sup>th</sup> day of December, 2016.

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Kevin D. Johnston, Mayor

Attest:

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Tonya Carney, Director of Finance