

ORDINANCE NO. 2024-31

AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN LANDS IN LINCOLN, ARKANSAS, MODIFICATION OF THE ZONING MAP, AMENDMENT OF THE UNIFIED DEVELOPMENT CODE, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as An Ordinance to Provide for the Rezoning of Certain Lands in Lincoln, Arkansas, Modification of the Zoning Map, Amendment of the Unified Development Code, Declaring an Emergency, and for Other Purposes.

Section Two: Property Rezoned. From and after the effective date hereof, the following described parcel of real estate in the City of Lincoln is hereby changed in zoning classification from R-1 (Low Density Residential) to R-2 (Medium Density Residential).

Part of the NE1/4 NE1/4 NW1/4 of Section 31, T-15-N, R-32-W, City of Lincoln, Washington County, Arkansas, being a portion of the Cox Development Tract, filed for record at Warranty Deed Bk. 2024, Pg. 8169 and being more particularly described as follows:

Commencing at the Northeast corner of the said NE1/4 NE1/4 NW1/4; Thence N 89°47'36" W, a distance of 100.02 feet to the Point of Beginning; Thence S 03°18'25" W, a distance of 116.75 feet; Thence N 86°41'35" W, a distance of 37.00 feet; Thence S 03°18'25" W, a distance of 6.13 feet; Thence N 87°38'53" W, a distance of 256.51 feet to the West line of aforesaid Cox Development Tract; Thence N 02°42'58" E along the East line of said Cox Development Tract, a distance of 122.25 feet; Thence S 87°38'53" E, a distance of 294.77 feet to the Point of Beginning, containing 0.82 Acres more or less.

The applicant provided the legal description.

The parcel is located on S. Mitchell Avenue in Lincoln, Arkansas. The Washington County Assessor has assigned the property parcel number 790-19203-000.

The City's Official Zoning Map shall be modified to reflect this change.

Section Three: Effective Date. This Ordinance shall become effective from and after 91 days of its passage unless there is an Emergency Clause appended hereto.

Section Four: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Section Seven: Emergency Clause. The City Council finds that due to the ongoing national and local housing shortage, that it is in the public's best interest to approve this rezoning immediately. Therefore, the City Council hereby finds and declares that this rezoning is of such urgent and pressing business that an emergency is declared to exist, and that this ordinance shall be effective immediately upon its passage.

Passed and Approved this 20 day of August, 2024.



Doug Hutchens, Mayor

(Attest)



Clerk-Treasurer

