

ORDINANCE NO. 389

AN ORDINANCE TO AMEND THE ZONING DISTRICT CLASSIFICATION AND BOUNDARIES REGARDING PROPERTY IDENTIFIED IN REZONING PETITION OF BEST CHOICE HOLDINGS, LLC APPROVED ON APRIL 1, 2024 BY GREENLAND PLANNING COMMISSION.

WHEREAS, the Planning Commission on April 1, 2024, passed the Rezoning Petition of Best Choice Holdings, LLC and recommended to the City Council passage of an ordinance to rezone the described property from R-1, Low Density Residential and R-2, Medium Density Residential to a residential Planned Zoning District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENLAND, ARKANSAS:

**SECTION 1:** That the zone classification of the following described property be changed from R-1 and R-2 to a residential Planned Zoning District.

**SURVEY DESCRIPTION - PARCELS 775-17897-100, 775-17897-200, 775-17897-300 & 775-17897-500**

THE SW1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 8, AND ALSO PART OF THE NE1/4 OF THE NW1/4 OF SECTION 17, ALL IN TOWNSHIP 15 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 8, THENCE S 03°24'41" W 1320.42 FEET TO THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 N 86°43'35" W 250.72 FEET TO THE EAST RIGHT-OF-WAY OF SE CAMPBELL ROAD, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY, THE FOLLOWING:

N 29°19'07" W 162.59 FEET, 325.81 FEET ALONG A 645.14 FOOT RADIUS CURVE, THE CHORD OF WHICH BEARS N 11°05'25" W 322.36 FEET, N 03°13'36" E 671.87 FEET, 301.62 FEET ALONG A 399.18 FOOT RADIUS CURVE, THE

CHORD OF WHICH BEARS N 19°14'47" W 294.50 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N 02°48'03" E 341.18 FEET, THENCE N 87°40'36" W 242.96 FEET TO SAID RIGHT-OF-WAY, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, THE FOLLOWING: N 08°46'00" W 531.54 FEET, 222.30 FEET ALONG A 476.74 FOOT RADIUS CURVE, THE CHORD OF WHICH BEARS N 22°55'36" W 220.29 FEET AND N 36°17'06" W 240.17 FEET TO THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 8, THENCE LEAVING SAID RIGHT-OF-WAY N 87°02'26" W 179.79 FEET TO THE SW CORNER OF THE SAID NE1/4 OF THE SW1/4, THENCE ALONG THE WEST LINE OF SAID NE1/4 OF THE SW1/4 N 02°50'18" E 924.28 FEET, THENCE LEAVING SAID WEST LINE S 86°13'40" E 401.54 FEET, THENCE N 01°43'10" E 399.94 FEET TO THE NORTH LINE OF SAID NE1/4 OF THE SW1/4, THENCE S 87°03'56" E 917.95 FEET TO THE NW CORNER OF SAID NW1/4 OF THE SE1/4, THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE SE1/4 S 02°51'03" W 824.88 FEET, THENCE LEAVING SAID WEST LINE S 87°11'04" E 528.06 FEET, THENCE N 02°50'28" E 824.91 FEET TO THE NORTH LINE OF SAID NW1/4 OF THE SE1/4, THENCE ALONG SAID NORTH LINE S 87°11'15" E 243.94 FEET, THENCE LEAVING SAID NORTH LINE S 02°48'50" W 357.75 FEET, THENCE S 24°04'55" E 277.77 FEET, THENCE N 65°49'47" E 253.25 FEET, THENCE S 85°06'18" E 186.36 FEET TO THE EAST LINE OF SAID NW1/4 OF THE SE1/4, THENCE S 02°40'18" W 821.17 FEET TO THE NW CORNER OF SAID SE1/4 OF THE SE1/4, THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 S 87°01'19" E 396.47 FEET, THENCE S 02°43'00" W 1318.07 FEET TO THE SOUTH LINE OF SAID SE1/4 OF THE SE1/4, THENCE N 87°06'06" W 391.67 FEET TO THE SE CORNER OF SAID SW1/4 OF THE SE1/4, THENCE N 87°12'36" W 1319.84 FEET TO THE POINT OF BEGINNING, CONTAINING 147.06 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST NAPIER DRIVE AND SE CAMPBELL ROAD, AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - PARCEL 775-17897-700**

**PART OF THE NW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NW CORNER OF THE NW1/4 OF**

THE SE1/4 OF SAID SECTION 8, THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S 87°11'15" E 264.02 FEET, THENCE LEAVING SAID NORTH LINE S 02°51'09" W 824.90 FEET, THENCE N 87°11'04" W 263.99 FEET TO THE WEST LINE OF SAID NW1/4 OF THE SE1/4, THENCE

N 02°51'03" E 824.88 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST NAPIER DRIVE AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - PARCEL 775-17897-400**

PART OF THE NW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 8, THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S 87°11'15" E 264.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE S 87°11'15" E 263.90 FEET, THENCE LEAVING SAID NORTH LINE S 02°50'28" W 824.91 FEET, THENCE N 87°11'04" W 264.07 FEET, THENCE N 02°51'09" E 824.90 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST NAPIER DRIVE AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - PARCEL 775-17897-600**

PART OF THE SE1/4 OF THE SW1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 8, THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE SW1/4 N 87°03'22" W 477.20 FEET TO THE EAST RIGHT-OF-WAY OF SE CAMPBELL ROAD, THENCE ALONG SAID RIGHT-OF-WAY 95.20 FEET ALONG A 399.18 FOOT RADIUS CURVE,

THE CHORD OF WHICH BEARS N 34°03'40" W 94.97 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 41°36'29" W 180.46 FEET AND 244.85 FEET ALONG A 371.64 FOOT RADIUS CURVE, THE CHORD OF WHICH BEARS N 26°13'30" W 240.44 FEET, THENCE LEAVING SAID RIGHT-OF-WAY S 87°40'36" E 242.96 FEET, THENCE S 02°48'03" W 341.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF SE CAMPBELL ROAD AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - PARCEL 775-17897-001**

**PART OF THE NW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

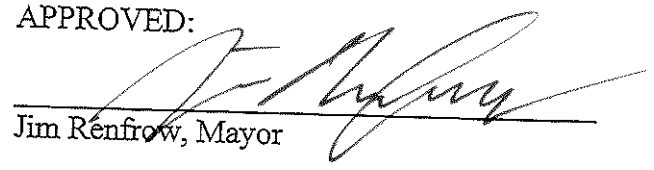
**BEGINNING AT THE NE CORNER OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 8, THENCE ALONG THE EAST LINE OF SAID NW1/4 OF THE SE1/4 S 02°40'18" W 497.34 FEET, THENCE LEAVING SAID EAST LINE N 85°06'18" W 186.36 FEET, THENCE N 65°50'16" E 83.24 FEET TO NAPIER DRIVE, THENCE ALONG SAID DRIVE N 57°44'44" W 53.22 FEET AND N 23°03'32" W 98.91 FEET, THENCE LEAVING SAID DRIVE S 75°50'57" W 147.44 FEET, THENCE N 24°04'55" W 79.91 FEET, THENCE S 75°53'00" W 166.03 FEET, THENCE N 02°48'50" E 357.75 FEET TO THE NORTH LINE OF SAID NW1/4 OF THE SE1/4, THENCE S 87°11'15" E 536.34 FEET TO THE POINT OF BEGINNING, CONTAINING 4.81 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST NAPIER DRIVE AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.**

SECTION 2: That the official Zoning District's map of the City of Greenland, Arkansas is hereby amended to reflect the zoning change in Section 1 above.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that based on the will of the voters in the City of Greenland, an emergency exists and this Ordinance, being necessary shall be in effect immediately upon its passage, approval and publication.

PASSED AND APPROVED this 13<sup>th</sup> day of May, 2024.

APPROVED:

  
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Jim Renfrow, Mayor

ATTEST:

  
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MISTY MCCARD, Recorder/Treasurer