

ORDINANCE NO. 2006-06

**AN ORDINANCE REZONING TWO TRACTS OF LAND  
LOCATED ON HIGHWAY 65 SOUTH AND TWO TRACTS OF  
LAND LOCATED ON HIGHWAY 65B IN THE CITY OF  
CLINTON, ARKANSAS, FROM RESIDENTIAL TO  
HIGHWAY COMMERCIAL AND FOR OTHER PURPOSES.**

**WHEREAS**, The City Council previously rezoned various tracts of land alongside parts of Highway 65 South and Highway 65B within the city limits of the City of Clinton, Arkansas; and

**WHEREAS**, The owners of four tracts of land alongside said highways desire to have the property rezoned to HC Commercial; and

**WHEREAS**, said tracts have been and are being used as commercial properties and the owners have sought rezoning of the tracts to Highway Commercial and have filed the proper applications with the City; and

**WHEREAS**, the Planning Commission has now conducted a public hearing on the rezoning requests as required by ordinance; and

**WHEREAS**, as a result of the hearing the Planning Commission recommends that said tracts be rezoned as Highway Commercial to accurately reflect their true use and the intent of the

land use plan.

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

**Section 1:**

The following two tracts of land located on Highway 65 South in the City of Clinton, Arkansas, are hereby rezoned to Highway Commercial to wit:

Parcel 1 ( 2006 95 East to Gage Chevrolet)

BEGINNING AT A POINT ON THE EAST SIDE OF HIGHWAY 65 SOUTH AT THE NORTHEAST CORNER OF THE CURRENT C-1 ZONING DISTRICT LOCATED IN TOWNSHIP 11 NORTH, RANGE 14 WEST, SECTION 26, THEN RUNNING NORTH FROM THIS POINT AT A DISTANCE EQUAL TO THE CURRENT C-1 ZONING DISTRICT FROM HIGHWAY 65, AND RUNNING PARALLEL WITH HIGHWAY 65 AT THIS DISTANCE UNTIL THE INTERSECTION OF HIGHWAY 95 EAST, THEN RUNNING WEST ON HIGHWAY 95 UNTIL THE INTERSECTION OF HIGHWAY 65, THEN RUNNING SOUTH ALONG HIGHWAY 65 UNTIL THE POINT OF INTERSECTION OF THE CURRENT C-1 ZONING DISTRICT, THEN RUNNING WEST ALONG THE CURRENT C-1 ZONING DISTRICT TO THE POINT OF BEGINNING.

Parcel 2 (2006 Ozark Health to Old Hwy 9)

BEGINNING AT A POINT AT THE INTERSECTION OF HIGHWAY 336 WEST AND HIGHWAY 65 AND RUNNING WEST ALONG THE SOUTH SIDE OF HIGHWAY 336 TO THE WEST PROPERTY LINE OF BOSTON MOUNTAIN HEALTH CENTER, THENCE RUNNING SOUTH ALONG THE SAME PROPERTY LINE TO A POINT 150

FEET SOUTH OF MEDICAL CENTER PARKWAY, THEN RUNNING EAST PARALLEL WITH MEDICAL CENTER PARKWAY AT THIS DISTANCE TO A POINT 275 FEET WEST OF HIGHWAY 65, THEN RUNNING SOUTH PARALLEL WITH HIGHWAY 65 AT A DISTANCE OF 275 FEET FROM SAID HIGHWAY TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 26, T-11 N, R-14 W, AS SHOWN ON THE CURRENT CITY MAP, THEN RUNNING EAST ALONG SAID SECTION LINE TO THE INTERSECTION OF HIGHWAY 65, THEN RUNNING NORTH ALONG HIGHWAY 65 TO THE POINT OF BEGINNING.

**Section 2:**

The following two tracts of land located on Highway 65 B in the City of Clinton, Arkansas, are hereby rezoned to Highway Commercial to wit:

Parcel 3 (2006 Main St., North Hwy 65 B to Hwy 95 West)

BEGINNING AT A POINT AT THE JUNCTION OF HIGHWAY 65 B AND MAIN STREET ON THE WEST SIDE OF HIGHWAY 65 B, THEN GOING 125 FEET WEST ON MAIN STREET TO A POINT AND RUNNING NORTH PARALLEL WITH HIGHWAY 65 B TO THE PROPERTY CURRENTLY OWNED BY INGRAM TIRE AND INGRAM APARTMENTS, INCLUDING ALL OF THIS PROPERTY AND ALL OF THE PROPERTY CURRENTLY OWNED BY PARISH FEED STORE, THEN CONTINUING TO HIGHWAY 95, THEN RUNNING EAST ON HIGHWAY 95 TO THE INTERSECTION OF HIGHWAY 65 B, THEN RUNNING SOUTH ALONG THE WEST SIDE OF HIGHWAY 65 B TO THE POINT OF BEGINNING.

Parcel 4( 2006 Main St. Hwy 65 B Old Bus Station)

BEGINNING AT A POINT AT THE JUNCTION OF HIGHWAY 65 B

AND MAIN STREET, ON THE WESTSIDE OF HIGHWAY 65 B AND LYING ON THE SOUTH SIDE OF MAIN STREET AND ENCOMPASSING THE CORNER LOT THAT WAS THE FORMER BUS DEPOT WHOSE ADDRESS IS 477 HIGHWAY 65 B, INCLUDING ALL OF THIS PROPERTY.

**Section 3:**

The Planning Commission shall amend the official zoning map to reflect this change in zoning.

PASSED: December 14, 2006

  
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Chip Ellis, Mayor

ATTEST:

  
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Merl Eoff, Recorder/Treasurer/Clerk, CMC

APPROVED AS TO LEGAL FORM:

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Brad A. Cazort, City Attorney