

ORDINANCE NO. 2021-32

**AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN  
LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY  
PARKWOOD ESTATES, LLC, MODIFICATION OF THE ZONING MAP, AND  
AMENDMENT OF THE ZONING ORDINANCE.**

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

Section One: Title. This Ordinance shall be known as the 2021 Parkwood  
Estates Rezoning Ordinance.

Section Two: Property Rezoned. From and after the effective date hereof, the  
following described real estate in the City of Prairie Grove, currently owned by  
Parkwood Estates, LLC, is hereby changed in zoning classification from A  
(Agricultural) to R-1.5 (Residential):

A PART OF THE W $\frac{1}{2}$  OF THE SE $\frac{1}{4}$  AND A PART OF THE E $\frac{1}{2}$  OF THE  
SW $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 31 WEST,  
WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17;  
THENCE N02°24'18"E 88.71 FEET TO AN IRON PIN FOUND IN THE NORTH  
RIGHT-OF-WAY LINE OF BUTLER ROAD; THENCE ALONG SAID NORTH  
RIGHT-OF-WAY LINE S81°57'58"E 169.84 FEET; THENCE N21°34'17"W  
1002.34 FEET TO AN IRON PIN FOUND; THENCE N21°34'17"W 1166.47 FEET  
TO A PK NAIL FOUND ON TOP OF A WOODEN POST; THENCE S75°37'49"E  
560.75 FEET THE POINT OF BEGINNING; THENCE N01°18'11"E PASSING AT  
A DISTANCE OF 300.24 FEET A PK NAIL FOUND ON TOPO OF A WOODEN  
POST FOR A TOTAL DISTANCE OF 340.62 FEET; THENCE S88°09'35"E  
998.78 FEET, AN IRON PIN FOUND BEARS S02°32'22"W 29.03 FEET;  
THENCE S02°32'22"W 828.89 FEET TO AN IRON PIN FOUND; THENCE  
S88°48'23"E 500.09 FEET; THENCE S02°31'25"W 293.46 FEET; THENCE  
N90°00'00"W 244.26 FEET; THENCE N72°35'50"W 679.13 FEET; THENCE  
N02°50'56"E 101.36 FEET; THENCE N12°24'21"W 97.44 FEET; THENCE  
N35°25'26"W 83.53 FEET; THENCE N47°14'54"W 76.62 FEET; THENCE  
N71°10'07"W 93.22 FEET; THENCE N76°02'31"W 94.49 FEET; THENCE

N46°25'31"W 363.76 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF E. PARKS STREET AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

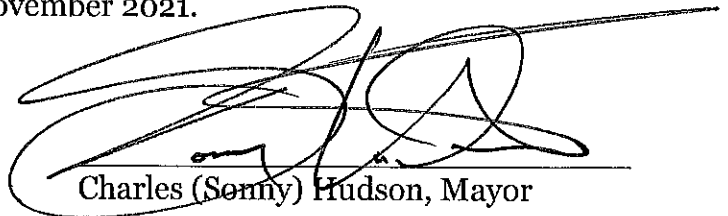
Section Four: Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

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

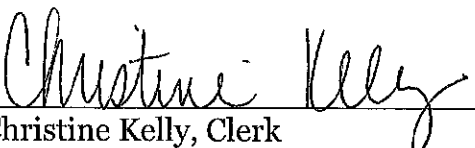
Section Seven: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain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

Approved this 15th day of November 2021.



Charles (Senny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk