

ORDINANCE NO. 2021-4

**AN ORDINANCE TO ACCEPT AN ANNEXATION OF ADJOINING
LANDS.**

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 Orr Annexation
Ordinance of 2021.

Section Two: Findings of Fact. On March 8, 2021, the Washington County Court
entered an order annexing the following described lands lying adjacent to the City
of Prairie Grove into the City of Prairie Grove. Said annexation was done at the
request of a majority of the landowners of the following described lands:

All of the following described property not already in the city limits of Prairie Grove:
Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 15N of Range 31W, more
particularly described as beginning 11 rods North of the SE corner of the SW $\frac{1}{4}$ of the
SW $\frac{1}{4}$ of Section 19, Township 15N of Range 31W; thence West 65 rods and 11 links;
thence North 69 rods to the North Line of said Forty Acres and the city limits of Prairie
Grove; thence East 65 rods and 11 links to the NE corner of the said Forty, along the city
limits; thence, leaving the city limits, South 69 rods, to the point of beginning, all in
Washington County, Arkansas.

Section Three: Annexation Accepted. The City Council hereby finds that
acceptance of this annexation is in the best interests of the City of Prairie Grove
and accepts the proposed lands into the City of Prairie Grove.

Section Four: Ward Assignment. The lands being annexed by virtue of their
physical location are assigned to Ward Four (4) of the City.

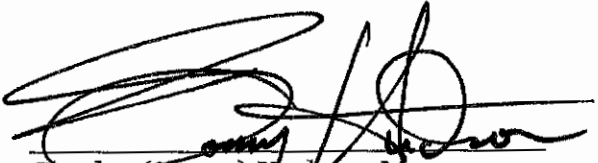
Section Five: Effective Date. This Ordinance shall become effective from and
after 60 days of its posting.

Section Six: 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or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.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 Seven: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Eight: 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 March 2021.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelley, City Clerk

ORDINANCE NO. 2021-

5

AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY BURL M. AND PHYLLIS E. ORR, 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 Orr 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 Burl M. and Phyllis E. Orr, is hereby changed in zoning classification from A-1 (Agricultural) to R-1.75 (Residential):

A part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and a part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 24, Township 15 North, Range 32 West, Washington County, Arkansas, being more particularly described as follows: beginning at an existing $\frac{1}{2}$ " pipe marking the Southeast corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and running thence along the South line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ N88°10'52"W 1,310.09 feet to an existing 1" metal bar marking the Southwest corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence along the West line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ N02°26'15"E 1,112.96 feet to an existing No. 5 rebar at the intersection of said West line and the South line of the Prairie Meadows Subdivision, thence leaving said West line and along the South line of the Prairie Meadows Subdivision N72°53'18"E 1,397.17 feet to a No. 4 rebar on the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence along the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ S02°40'47"W 1566.34 feet to the point of beginning, containing 40.37 acres, more or less, subject to easements and rights-of-way of record.

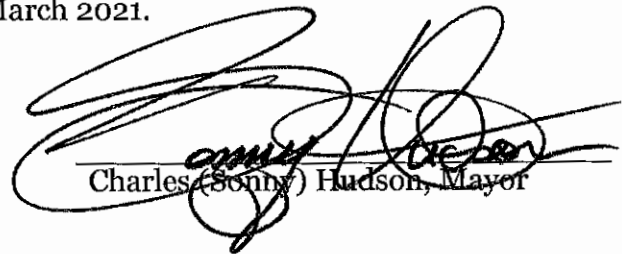
Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

Section Four: Repealing Clause. Ordinances or parts thereof in force at the time 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.

Approved this 15th day of March 2021.


Charles (Sonny) Hudson, Mayor

(Attest)


Christine Kelly, Clerk

ORDINANCE NO. 2021-6

AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY THE MARTIN E. LEVINE TRUST, 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 Steven Heights 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 the Martin E. Levine Trust, is hereby changed in zoning classification from A-1 (Agricultural) to B-1 (Commercial):

Lots 4, 5 and 6 of the Stevens Heights Subdivision to the City of Prairie Grove, Arkansas, as per the plat thereof on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Less and Except:

Part of Lots 4, 5 and 6 of the Stevens Heights Subdivision, also being part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$ of Section 4, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: starting at a "PK" nail being used as the quarter corner of Sections 4 and 5; thence South $86^{\circ}57'32''$ East along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 4 a distance of 1186.77 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412; thence South $36^{\circ}32'51''$ West along said right-of-way line a distance of 653.62 feet to a point on the Southerly right-of-way line of Orpha Street as established by the plat of Stevens Heights Subdivision recorded in Plat Book 8, Page 32 for the point of beginning; thence South $53^{\circ}26'24''$ East along said right-of-way line a distance of 40.16 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence South $36^{\circ}53'05''$ West along said right-of-way line a

distance of 299.72 feet to a point; thence South 35°26'59" West along said right-of-way line a distance of 149.82 feet to a point on the South line of Lot 6, Stevens Heights Subdivision; thence North 53°05'12" West along said South line a distance of 41.26 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412; thence North 36°32'51" East along said right-of-way line a distance of 449.26 feet to the point of beginning and containing 0.41 acres or 17, 732 square feet more or less as shown on plans prepared by the AHTD references as Job R40082.

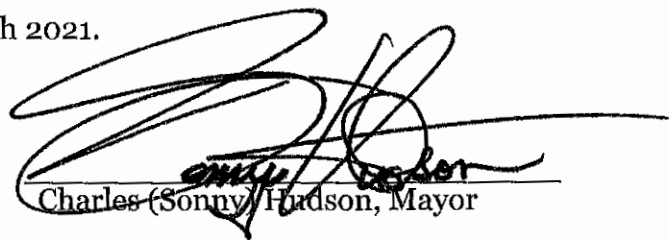
Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

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

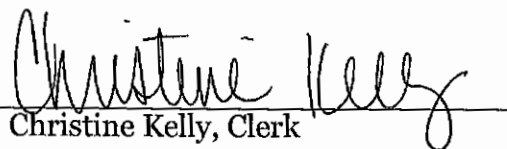
Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

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.

Approved this 15th day of March 2021.


Charles (Sonny) Hudson, Mayor

(Attest)


Christine Kelly, Clerk

ORDINANCE NO. 2021-7

AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY JUSTIN TEAGUE, 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 Teague 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 Justin Teague, is hereby changed in zoning classification from A-1 (Agricultural) to R-2 (Residential):

A part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 4, Township 15 North, Range 31 West in Washington County, Arkansas and being more particularly described as follows: commencing at the Southwest corner of said SW ¼ of the SW ¼; thence North 02°05'23" East 257.68 feet, thence South 87°54'37" East 412.29 feet; thence North 02°07'45" East 208.65 feet; thence North 01°47'28" East 166.69 feet; thence South 87°41'06" East 42.03 feet to the point of beginning; thence North 02°18'54" East 187.90 feet; thence South 87°41'06" East 231.80 feet; thence South 02°18'54" West 187.90 feet; thence North 87°41'06" West 231.80 feet to the point of beginning and containing 1.00 acres more or less, subject to easements and rights-of-way of record.

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

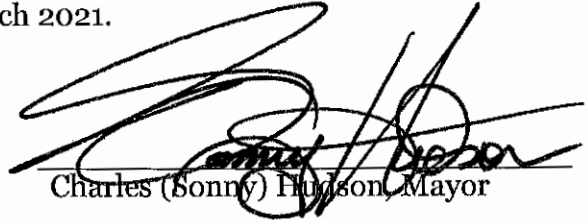
Section Four: Repealing Clause. Ordinances or parts thereof in force at the time this ordinance shall take effect that are in conflict herewith, are hereby

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.

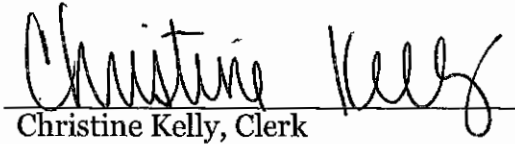
Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain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

Approved this 15th day of March 2021.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2021-8

**AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE KSDA, INC.
SUBDIVISION.**

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 KSDA, Inc. Final Plat Approval Ordinance

Section Two: Final Plat Approved. The Final Plat of the KSDA, Inc. Subdivision, as submitted by the developer and approved by the Prairie Grove Planning Commission, is hereby approved and the Mayor and Clerk are authorized to affix their names and the seal of the City thereto. This subdivision meets the definition of an "Informal Plat" under the Prairie Grove Subdivision Ordinance Section 2.18 and is being processed as a Final Plat approval without the need for preliminary plats or concept approval.

Section Three: Acceptance of Streets and Easements Not Applicable. As an Informal Plat, there are no streets or easements being dedicated to public use and therefore, no acceptance is required.

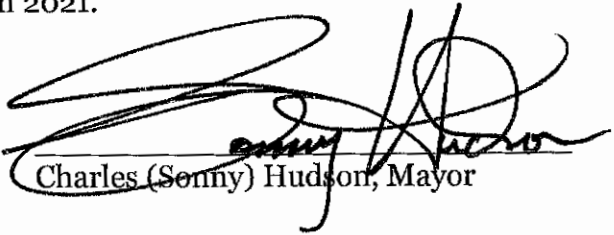
Section Four: Effective Date. This Ordinance shall become effective from and after 60 days of its passage.

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 March 2021.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2021-9

AN ORDINANCE TO APPROVE THE REPLAT OF LOTS 148 AND 149,

PHASE 2 OF THE PRAIRIE MEADOWS SUBDIVISION

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 Prairie Meadows Replat Ordinance.

Section Two: Replat Approved. The replat of lots 148 and 149, Phase 2 of the Prairie Meadows Subdivision to the City of Prairie Grove, as approved by the Prairie Grove Planning Commission, is hereby approved, and the Mayor and Clerk are authorized to affix their names and seal of the City thereto.

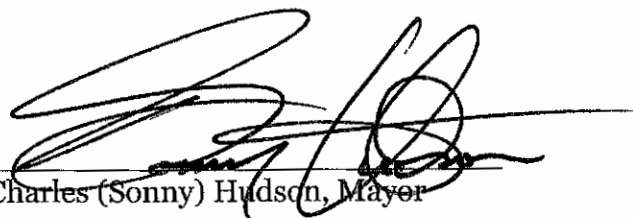
Section Three: Effective Date. This Ordinance shall become effective from and after 60 days of its posting unless an Emergency Clause is affixed.

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.

Approved this 15th day of March 2021.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2021- 10

AN ORDINANCE TO APPROVE THE PRELIMINARY PLAT OF THE HUDSON HEIGHTS SUBDIVISION.

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 Hudson Heights Preliminary Plat Approval Ordinance

Section Two: Preliminary Plat Approved. The Preliminary Plat of the Hudson Heights Subdivision, as submitted by the developer and approved by the Prairie Grove Planning Commission, is hereby approved and the Mayor and Clerk are authorized to affix their names and the seal of the City thereto.

Section Three: Installation of Improvements Authorized. The developer is hereby authorized to begin installation of necessary improvements and prepare a final plat upon completion

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

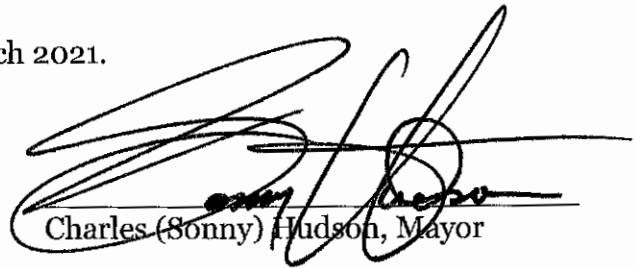
Section Five: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

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 ^{29th}~~15th~~ day of March 2021.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly
Christine Kelly, Clerk