

**ORDINANCE NO. 1919**

**AN ORDINANCE AMENDING EUREKA SPRINGS CITY ZONING ORDINANCES BY REZONING CERTAIN LANDS COMMONLY KNOWN AS 17 PIVOT ROCK ROAD, FROM R-2 TO R-3 AND PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES**

**WHEREAS**, pursuant to the provisions of Eureka Springs City Zoning Ordinances, the City Council has found that certain lands hereinafter described are better suited for R-3 (Multifamily Residential) than R-2 (Contemporary Residential) zoning; and

**WHEREAS**, the City Council has determined that public interest and welfare will be enhanced by the requested rezoning; and

**WHEREAS**, the Planning Commission of the City of Eureka Springs has considered and recommends this rezoning.

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Eureka Springs, Arkansas, to-wit:

Section 1. That the Eureka Springs City Zoning Ordinances should be and the same hereby is amended as hereinafter provided.

Section 2. That the land hereinafter described should be and the same is hereby zoned as R3 and that said lands being in Carroll County, Arkansas, are described as:

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 9, Township 20 North, Range 26 West, Carroll County, Arkansas, and being more particularly described as follows:

Commence at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence South 89° 39'27" East 412.73 feet to the centerline of Pivot Rock Road; thence North 41°00'00" East along said centerline 61.16 feet to the most Southerly corner of the herein described Tract and true point of beginning; thence North 54°48'26" West 125.11 feet; thence North 34°59'37" East 249.10 feet; thence South 59°43'36" East 108.27 feet; thence South 1°44'23" East 27.89 feet to the centerline of the aforementioned Pivot Rock Road; thence along said centerline South 20°48'52" West 21.66 feet; thence South 31°00'00" West 63.65 feet; thence South 36°39'09" West 88.35 feet; thence South 41°00'00" West 63.63 feet to the point of beginning, containing 0.76 acre, more or less, and being SUBJECT TO a 20.0 foot wide County Road Easement along the Easterly boundary and, a 20.0 foot

wide access easement across the Northeasterly corner as shown on the hereinafter described plat of survey.

LAYMAN'S DESCRIPTION: 17 Pivot Rock Rd, Eureka Springs, Arkansas.

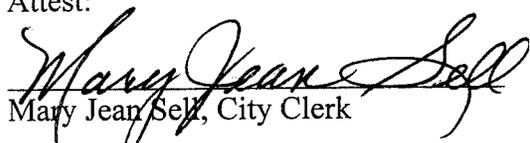
Section 3. EMERGENCY CLAUSE. That it is necessary to begin the project immediately and to bring proposed uses of the property into conformance with the Eureka Springs City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety, and welfare, this Ordinance shall be in full force and effect from the date of its passage and approval.

**PASSED and APPROVED** this 14th day of July, 2003.

APPROVED:

  
n, Mayor

Attest:

  
Mary Jean Sell, City Clerk