

ORDINANCE NO. 2022-33

**AN ORDINANCE OF THE
CITY OF FAIRFIELD BAY, ARKANSAS,
TO RE-ZONE REAL PROPERTY
LOCATED AT
107 LAKEWIND COURT,
LOT 012, BLOCK 016,
SUBDIVISION 005,
FROM CP-0 TO R-1B;
DECLARING AN EMERGENCY;
AND FOR OTHER PURPOSES**

WHEREAS, An applicant (Bill and Sherry DeClerk Revocable Trust) has requested a rezoning of certain property at 107 Lakewind Court from CP-0 (Non-Retail Business District) to R -1B (Standard Single Family Residential District) for the purpose of developing the property for residential use; and

WHEREAS, the City of Fairfield Bay Planning and Zoning Commission, after appropriate public notice and public hearing in accordance with constitutional, statutory, and Municipal Code requirements, has approved the June 13, 2022, application, and recommended the City Council approve the application;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL FOR THE CITY OF FAIRFIELD BAY, ARKANSAS, that:

NOT TO BE CODIFIED: Section 1: The June 13, 2022, Application for Rezoning of the real property located at 107 Lakewind Court, Fairfield Bay, Cleburne County, Arkansas, BE, AND IT IS HEREBY, APPROVED as set forth herein.

NOT TO BE CODIFIED: Section 2: That the survey description of the real property, is attached hereto, and shall be published in accordance with the provisions of the Municipal Code, as part of this Ordinance.

NOT TO BE CODIFIED: Section 3: IT IS FURTHER CONSIDERED AND ORDAINED that the real property located at 107 Lakewind Court, Lot 012, Block 016,

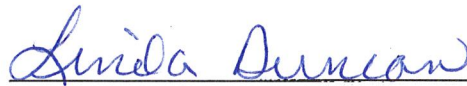
Subdivision 005, Fairfield Bay, Cleburne County, Arkansas, BE, AND IT IS HEREBY, REZONED FROM CP-0 TO R-1B, accordingly.

NOT TO BE CODIFIED: Section 4: IT IS FURTHER CONSIDERED AND ORDAINED that this change be, and it is hereby, made to the official zoning map for the City of Fairfield Bay.

NOT TO BE CODIFIED: Section 5: Appropriate modifications to the Municipal Code, conforming to the Municipal Code style, shall be made by separate ordinance, at a future date.

NOT TO BE CODIFIED: **EMERGENCY CLAUSE:** It is hereby found and determined that an emergency exists, because of the immediate needs of the property owner to use it for residential purposes, and this Ordinance being necessary for the peace, health, safety, and welfare of the citizens of the City of Fairfield Bay, shall be in full force on the date of its passage, and from this date forward.

IT IS SO CONSIDERED AND ORDAINED by the City of Fairfield Bay, this 10TH Day of October, 2022.



Honorable Linda Duncan
Mayor, City of Fairfield Bay, Arkansas

Attest:

/s/ Rose O. Owen – signature on file

Rose O. Owen, Recorder-Treasurer

Prepared by:
Kelly Law Firm, PLC
AJ Kelly
Rev: 10/10/22
Rev2: 10/10/22
(By Council)