

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: <u>Stewart Ong</u>	Day Phone: <u>479-236-4987</u>
Address: <u>11 Mountain Brook Court, Bentonville AR</u>	Fax: _____
Representative: <u>Larry Grelle</u>	Day Phone: <u>479-273-2209</u>
Address: <u>2407 SE Cottonwood St. Bentonville, AR</u>	Fax: _____
Property Owner: <u>Stewart Ong</u>	Day Phone: <u>479-236-4987</u>
Address: <u>11 Mountain Brook Court, Bentonville AR</u>	Fax: _____

Indicate where correspondence should be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description
 Site Address -- 295-297 and 298 W. Kelli Ave.
 Current Zoning -- R-2 Proposed Zoning -- C-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request: see attached

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23 rd day of May, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-2 to C-2 will be held on the 26 th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

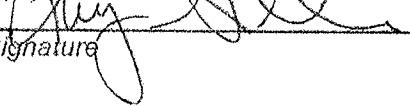
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 Date May 11, 2017
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

 Date May 17, 2017
Owner/Agent Signature

City of Farmington, AR

RECEIPT

DATE 5-19-17

No. 564562

05/23/2017 3:42PM 01
000000#1358 CLERK01

PAID FROM Miriam Shipley \$ 25.00

twenty five & no/100 DOLLARS

Development Fees \$25.00

RENT Rezone 295-297 & 298 Kelli Ave

ITEMS
CHECK 1Q
\$25.00

AMOUNT	
25.00	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

CK# 0366

Stewart Ong

295 W. Kelli Avenue

Application for Rezoning, City of Farmington

Type of zoning requested and reason for request:

We are respectfully requesting a rezoning from R2 Single Family Residential to C2 Highway Commercial for the property listed above.

This decision was necessitated by the tragic occurrence in December of last year which caused us to reevaluate our options about the future of the property. This careful and diligent evaluation determined that replacing the prior structure with another residential structure was not in our nor the city's best interest given the increased traffic and commercial build up in the immediate surrounding area within the last 10 years. We now have 2 major retail developments on opposing corners to the property as well as a large development (Walmart) just down the street which is poised to expand as well. It became apparent to us that rezoning to commercial was the most appropriate use for this property going forward which will allow us to increase our investment, create jobs and increase commercial / retail services to the city and community. While we have not made a final decision yet, one of the options we are heavily evaluating for this location is the owner's expansion of his very successful rehabilitation business, Mountaincrest Rehab Facility in Bella Vista (<http://www.mountaincrestrehab.net/>). This alternative along with others currently under evaluation will better serve the location and community at large.

AFFIDAVIT

I hereby certify that I Rebecca Carolan
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: R Carolan Date: 5.31.17

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

295 W. Kelli Avenue, Farmington, AR

Location

Stewart Ong

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 to C-2 .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 26th, 2017 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas.

760-01249-000 – C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.



Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001	PO Box 2261, Little Rock, AR 72203
3	760-01911-101	
4	760-02403-000	PO Box 150, Farmington AR 72730
5	760-01248-000	11 Mountain Brook CT, Bentonville AR 72712
6	760-01226-000	302 W Kelli Ave, Farmington AR 72730

7015 1730 0001 6635 7057

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0712 05	Postmark Here
\$	\$2.75		
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
\$			
Total Postage and Fees	\$6.59		05/31/2017
\$			
Sent To	City of Farmington		
Street and Apt. No., or PO Box No.	PO Box 150		
City, State, ZIP+4®	Farmington AR 72730		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 6635 7026

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FAYETTEVILLE, AR 72701

OFFICIAL USE

Certified Mail Fee	\$3.35	0712 05	Postmark Here
\$	\$2.75		
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
\$			
Total Postage and Fees	\$6.59		05/31/2017
\$			
Sent To	Term & Patty Neal		
Street and Apt. No., or PO Box No.	10345 S. Hwy 265		
City, State, ZIP+4®	Fayetteville AR 72701		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0001 0972 5735

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0712 05	Postmark Here
\$	\$2.75		
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
\$			
Total Postage and Fees	\$6.59		05/31/2017
\$			
Sent To	Charles Levi & Stephanie Carpenter		
Street and Apt. No., or PO Box No.	302 W Kelli Ave		
City, State, ZIP+4®	Farmington AR 72730		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 6635 7040

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LITTLE ROCK, AR 72203

OFFICIAL USE

Certified Mail Fee	\$3.35	0712 05	Postmark Here
\$	\$2.75		
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
\$			
Total Postage and Fees	\$6.59		05/31/2017
\$			
Sent To	Arkansas State Hwy Commission		
Street and Apt. No., or PO Box No.	PO Box 2261		
City, State, ZIP+4®	Little Rock AR 72203		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0001 0972 5759

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only


For delivery information, visit our website at www.usps.com®.

BENTONVILLE, AR 72712


OFFICIAL USE

Certified Mail Fee	\$3.35	0712 05	Postmark Here
\$	\$2.75		
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
\$			
Total Postage and Fees	\$6.59		05/31/2017
\$			
Sent To	C Rental Properties LLC		
Street and Apt. No., or PO Box No.	11 Mountain Brook Ct.		
City, State, ZIP+4®	Bentonville AR 72712		


PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Terry Neal</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Terry & Patty Neal 10345 S. Hwy 265 Fayetteville AR 72701</p>  <p>9590 9402 2164 6193 9325 78</p>	<p>B. Received by (Printed Name) <i>Terry Neal</i></p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7015 1730 0001 6635 7026</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>George Neely</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>AR State HWY Commission PO Box 2261 Little Rock AR 72203</p>  <p>9590 9402 2164 6193 9325 61</p>	<p>B. Received by (Printed Name) <i>George Neely</i></p>	<p>C. Date of Delivery 10/2/17</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7015 1730 0001 6635 7040</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Stephanie Carpenter</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Charles Levi & Stephanie Carpenter 302 W Kelli Ave. Farmington AR 72730</p>  <p>9590 9402 2164 6193 9333 15</p>	<p>B. Received by (Printed Name) <i>Stephanie Carpenter</i></p>	<p>C. Date of Delivery 10/3/17</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7015 3430 0001 0972 5735</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt

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<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Brenda Coleman</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to: City of Farmington PO Box 150 Farmington AR 72730</p>	<p>B. Received by (Printed Name) C. Date of Delivery <i>Brenda Coleman</i> <i>6/11/17</i></p>												
<p>Barcode 9590 9402 2164 6193 9325 54</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label) 7015 3430 0001 6435 7052</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
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<p>1. Article Addressed to: C Rental Properties LLC 11 Mountain Brook CT. Bentonville AR 72712</p>	<p>B. Received by (Printed Name) C. Date of Delivery <i>Vince Orng</i> </p>												
<p>Barcode 9590 9402 2164 6193 9325 85</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label) 7015 3430 0001 0972 5759</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>												

74167793

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of May, 2017.

760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 006.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a

**Meetings/
Hearings 1230**

point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas, 760-01249-000 - C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

A public hearing to consider this rezoning request to rezone the above described property from R-2 to C-2 will be held on the 26th day of June, 2017, at 6:00 P.M. at Farmington City Hall, 345 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74165916 June 9, 2017

NOTICE OF PUBLIC HEARING

**Meetings/
Hearings 1230**

Written comments may be submitted through July 12, 2017, by mailing them to the Arkansas Economic Development Commission, Strategic Planning and Research Division, 900 West Capitol, Little Rock, Arkansas 72201 or by faxing them to (501) 682-7499. Comments will also be accepted via email at knaumann@ArkansasEDC.com. 74167912F

**Environmental
Permits 1250**

Public Notice
Pursuant to Act 163 of the 1993 Legislative Session, the Arkansas Department of Environmental Quality gives the following notice:

3M Company - 3M Industrial Mineral Products Division (AFIN 60-00003) has submitted an application for a modification of their existing air permit under the Department's Regulation 26 (Title V). This facility is located at Highway 365 and Walters Drive, Little Rock, AR 72216. This application was declared administratively complete on 6/8/2017 and is

**Environmental
Permits 1250**

draft permitting decision during the public comment period. The public comment period shall begin on the day this notice is published and shall expire at 4:30 p.m. Central Time on the thirtieth (30th) calendar day after publication of this notice.

The Director shall make a final decision to issue or deny this application or to impose special conditions in accordance with Section 8.211 of the Arkansas Pollution Control and Ecology Commission's Administrative Procedures (Regulation #6) and Regulation #26.

Dated this 11th day of June, 2017.

Becky W. Keogh
Director
74167958F

Foreclosures 1290

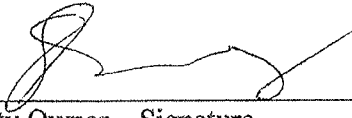
**COMMISSIONER'S SALE
NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Newton County, Arkansas, made and entered on April 27, 2017, in a

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AGENT AUTHORIZATION

I (We), Stewart Ong, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Morrison Shipley Engineers, Inc., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner – Signature

Stewart Ong

Property Owner - Print

Property Owner – Signature

Property Owner - Print

Parcel: 760-01619-000
 Prev. Parcel: 122108-001-00
 As of: 4/20/2017

Washington County Report

ID: 34980

Property Owner

Property Information

Name: C RENTAL PROPERTIES LLC
Physical Address: 295 W KELLI AVE, 297 W KELLI AVE
Mailing Address: 11 MOUNTAIN BROOK CT, SPRINGDALE, AR 72712
Subdivision: 27-16-31 FARMINGTON OUTLOTS
Type: (RM) - Res. Misc. Improv. **Block / Lot:** -- / --
Tax Dist: (061) - FARMINGTON SCH, FARM **S-T-R:** 27-16-31
Millage Rate: 53.60 **Size (in Acres):** 0.000

Legal: PT SW NE 0.207A FURTHER DESCRIBED FROM 2012-5465 AS: Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$18,750	\$3,750	\$3,750
Building	\$0	\$0	\$0
Total	\$18,750	\$3,750	\$3,750




Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

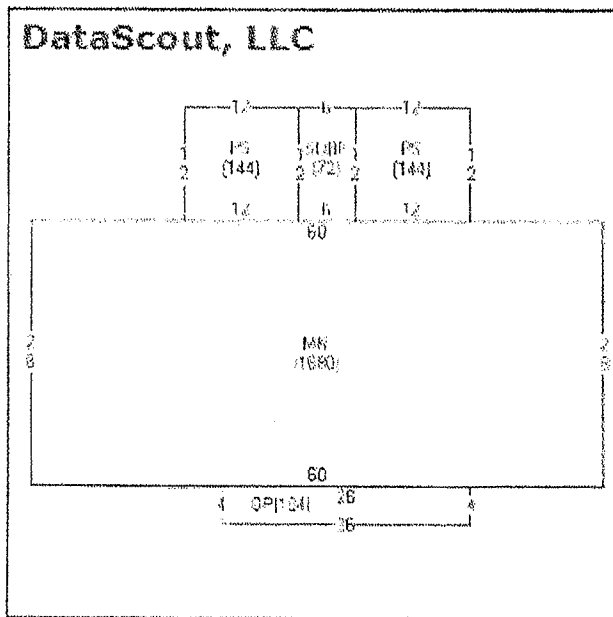
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5405	Out Claim			C RENTAL PROPERTIES LLC		
1/2/2004		2004	470	Warr. Deed	297.00	\$300,000	NGO, CHRISTINA L	Valid	Improved
0/17/1999		99	24782	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Additional Properties	Improved
10/13/1993		93	71159	Out Claim	0.00	\$0			

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H.		
1/15/1993		93	3908	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved
1/1/1985		1059	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1680	0	1680	4	1981	34	Average	N/A
Exterior Wall: BRICK						Plumbing: Full: 2				
Foundation: Slab						Fireplace: N/A				
Floor Struct: ElevSlab						Heat/Cool: Central				
Floor Cover: Carpet & Tile						Basement: N/A				
Insulation: Ceilings Walls						Basement Area: N/A				
Roof Cover: Asphalt Shingle						Year Remodeled: N/A				
Roof Type: Gable						Style: N/A				



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1680

B	PS	Patio slab	144
C	SUBF	Storage/utility bldg. frame	72
D	PS	Patio slab	144
E	OP	Porch, open	104

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		12x35	2		
Fence, wood 6'		70			

Map:



Doc ID: 014457090001 Type: REL
 Kind: QUITCLAIM DEED
 Recorded: 02/29/2012 at 04:15:39 PM
 Fee Amt: \$15.00 Page 1 of 1
 Washington County, AR
 Bette Stamps Circuit Clerk

File **2012-00005465**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

Subject to existing easements, building lines, restrictions and assessments of record, if any.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

[Signature]

 GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

[Signature]

 CHRISTINE L. NGO

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
 COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, to me well known as the GRANTOR in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 29 day of Feb, 2012.

My Commission expires: 3/12/20

[Signature]

 DIANE M. HAGERTY
 WASHINGTON COUNTY
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires March 17, 2020
 Commission No. 123-6871



Doc ID: 007819910003 Type: REL
 Recorded: 10/28/2004 at 09:57:44 AM
 Fee Amt: \$14.00 Page 1 of 3
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2004-00044741**

JOB NO. R40082
TRACT NO. 112

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Christine (a/k/a Christina) L. Ngo and Stewart Ong, her husband, Grantors**, for and in consideration of the sum of EIGHT HUNDRED AND NO/100 DOLLARS (\$800.00), and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee** and unto its successors and assigns forever the following lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, said land being more particularly described as follows, to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 1/2 inch square metal in concrete being used as the Center North 1/16 corner of Section 27; thence South 87° 48' 56" East along the North line of the Southwest Quarter of the Northeast Quarter of Section 27 a distance of 1,299.86 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job 4705-2; thence South 02° 09' 16" West along said right of way line a distance of 12.78 feet to a point; thence South 58° 27' 52" West along said right of way line a distance of 344.96 feet for the point of beginning; thence continue South 58° 27' 52" West along said right of way line a distance of 21.50 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence North 22° 01' 45" East along said right of way line a distance of 26.34 feet to a point on the Westerly right of way line

*This instrument prepared under the
 Supervision of J. Ted Blagg, Title Attorney
 Arkansas State Highway & Transportation Dept
 P.O. Box 2261, Little Rock, Arkansas 72209*

I certify under penalty of false
 swearing that at least the legally
 correct amount of documentary stamps
 have been placed on this instrument.

Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.
RA/ras04/07/04

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.


And we, Christine L. Ngo and Stewart Ong for and in consideration of the said sum of money, do hereby release and relinquish unto the said Arkansas State Highway Commission, all our right of dower, curtesy, homestead or survivorship in and to said lands.

And Grantors hereby covenant with the said Grantee that Grantors will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 15 day of October, 2004.



Christine L. Ngo



Stewart Ong

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Washington

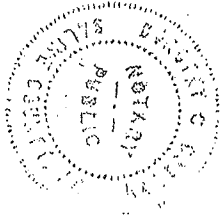
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 15 day of October, 2004.

Shirley A. Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 2, 2006



Parcel: 760-01249-000
 Prev. Parcel: 121874-001-00
 As of 4/20/2017

Washington County Report

ID: 34519

Property Owner	Property Information
Name: C RENTAL PROPERTIES LLC	Physical Address:
Mailing Address: 11 MOUNTAIN BROOK CT SPRINGDALE, AR 72712	Subdivision: RED BIRD ESTATES
Type: (RV) - Res. Vacant	Block / Lot: -- / --
Tax Dist: (061) - FARMINGTON SCH, FARM	S-T-R: 27-16-31
Millage Rate: 53.60	Size (in Acres):
Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.	

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$7,500	\$1,500	\$1,500
Building	\$0	\$0	\$0
Total	\$7,500	\$1,500	\$1,500

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.


Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	8483	Quit Claim			C RENTAL PROPERTIES LLC	Unval.	
1/2/2004		2004	314	Warr. Deed	204.00	\$80,000	NGO, CHRISTINA L.	Additional Properties	Improved
9/17/1999		99	84792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K.	Additional Properties	Land Only
10/13/1993		93	71150	Quit Claim	0.00	\$0	HOLLAND, ALLEN H.		
1/15/1993		93	3858	Warr. Deed	119.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/28/1982		1069	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Map:

Parcel: 760-01248-000
 Prev. Parcel: 121874-000-00
 As of: 4/25/2017

Washington County Report

ID: 34518

Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT
 SPRINGDALE, AR 72712

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Property Information

Physical Address: 299 W KELLI AVE, 301 W KELLI AVE

Subdivision: RED BIRD ESTATES

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$22,500	\$4,500	\$4,500
Building	\$58,800	\$11,760	\$11,760
Total	\$81,300	\$16,260	\$16,260




Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

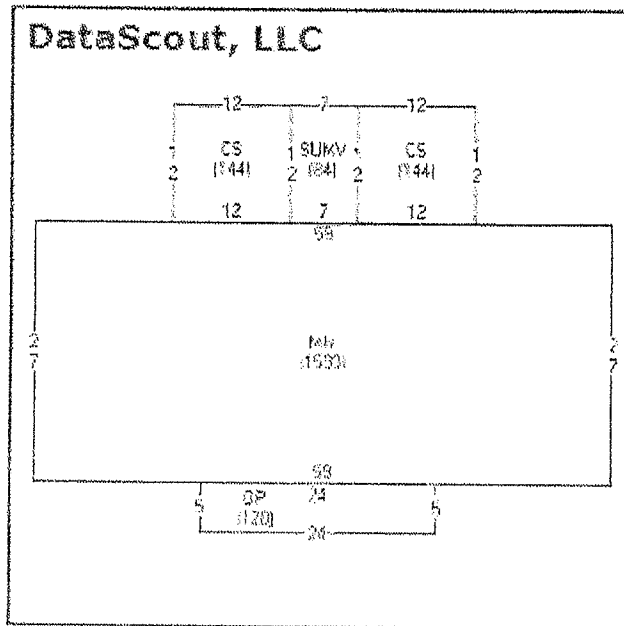
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5463	Quit Claim			C RENTAL PROPERTIES LLC	Additional Properties	
1/2/2004		2504	314	Warr. Deed	264.00	\$80,000	NGO, CHRISTINA L	Other	Improved
9/17/1999		99	54792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Inc. Additional Prop.	Improved
9/10/1996		96	58803	Quit Claim	0.00	\$0	HOLLAND, ALLEN H		
1/15/1992		83	2606	Warr. Deed	110.00	\$50,000		Valid	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H & THERESA K		
3/28/1988		1151	743	Warr Deed	5.00	\$0	BYRAM, T J & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1593	0	1593	4	1988	27	Average	N/A
Exterior Wall:		BRICK		Plumbing:		Full: 2				
Foundation:		Slab		Fireplace:		N/A				
Floor Struct:		ElevSlab		Heat/Cool:		Central				
Floor Cover:		Carpet & Tile		Basement:		N/A				
Insulation:		Ceilings Walls		Basement Area:		N/A				
Roof Cover:		N/A		Year Remodeled:		N/A				
Roof Type:		HipGable		Style:		N/A				



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1593
B	OP	Porch, open	120
C	CS	Concrete slab, reinforced	144
D	SUMV	Storage/utility bldg. masonry	84

E CS Concrete slab, reinforced 144

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit	Multi.	Quality	Age
Driveway, concrete		10x46		2		
Fence, wood 6'		83				
Outbuilding, frame		8x12				

Other Adjustments:

Code	Type	Qty
ROOFC	M	1797

Map:

Doc ID: 014457070001 Type: REL
 Kind: QUITCLAIM DEED
 Recorded: 02/29/2012 at 04:14:58 PM
 Fee Amt: \$15.00 Page 1 of 1
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2012-00005463**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

TRACT I:

Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

TRACT II:

The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Subject to existing easements, building lines, restrictions and assessments of record, if any.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

Christine L. Ngo
 CHRISTINE L. NGO

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
 COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, to me well known as the GRANTOR in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 29 day of Feb, 2012.

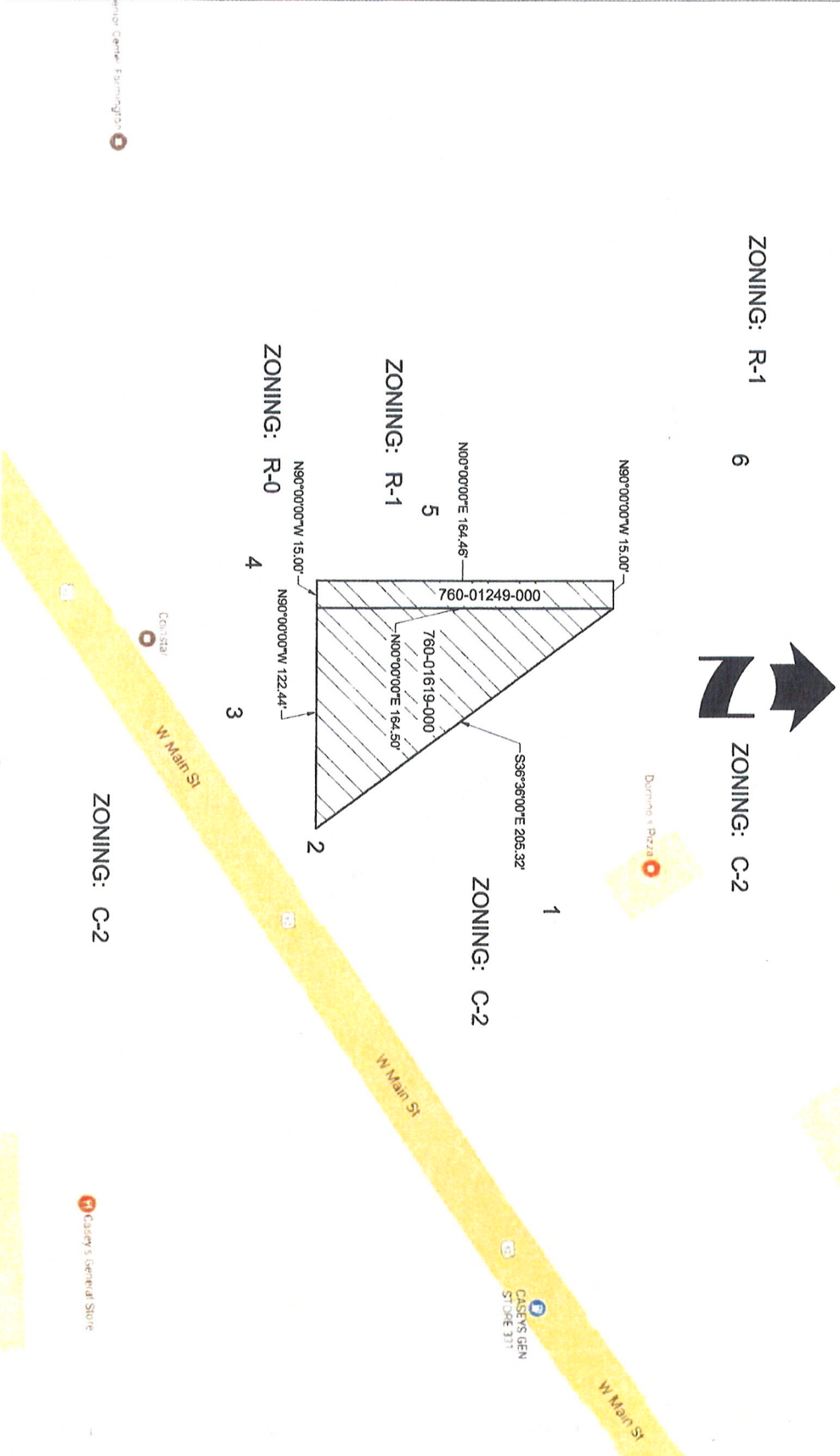
My Commission expires: 3-17-20

DIANE M. HAGERTY
 WASHINGTON COUNTY
 NOTARY PUBLIC - ARKANSAS PUBLIC
 My Commission Expires March 17, 2020
 Commission No. 12075628

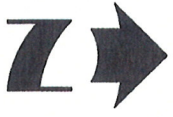
Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	AR State Highway Commission	PO Box 2261, Little Rock, AR 72203
3	City of Farmington	PO Box 150, Farmington, AR 72730
4	C Rental Properties LLC	11 Mountain Brook Ct, Springdale, AR 72712
5	Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington, AR 72730
6		



Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001 AR State Highway Commission	PO Box 2261, Little Rock, AR 72203
3	760-01911-101	City of Farmington
4	760-02403-000	PO Box 150, Farmington AR 72730
5	760-01248-000 C Rental Properties LLC	11 Mountain Brook CT, Springdale AR 72712
6	760-01226-000 Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington AR 72730



ZONING: R-1 6 ZONING: C-2



Center Farmington

Casey's General Store

CASEY'S GEN STORE 337

Dummo's Pizza

Constar

**AMEND
ZONING
ORDINANCE**

DEFINITION ZERO LOT LINE HOUSING:

A **zero-lot-line** house is a piece of residential real estate in which the structure comes up to or very near to the edge of the property **line**. Rowhouses, garden homes, patio homes and townhomes are all types of properties that may be **zero-lot-line** homes.

R-3 Single-Family Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

Within this district, zero lot line and townhouses are permitted. This district is intended to principally provide single-family residential use on small sized, medium density lots of at least 5,400 square feet with a zero lot lines on one side, a maximum of 8 units per acre.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses or child care family home.

	<u>R-1</u>	<u>R-2</u>	<u>R-0</u>	<u>R-3</u>
Single-Family	10,000 ft.	7,500 ft.	7,500 ft.	5400
Min. land area per dwelling unit	10,000 ft.	7,500 ft.	7,500 ft.	5400
Front setback	25	25	25	20
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75 feet	75 feet	100 feet	35
Duplex	NP	NP	NP	NP
Triplex	NP	NP	NP	NP
4 Plex and larger	NP	NP	NP	NP
Churches and schools	43,560 ft	43,560 ft.	NP	NP
Front setback	30	30	NP	NP
Side setback	25	25		
Rear setback	25	25		

Lot frontage	100 feet	100 feet		
All other uses	43,560 ft.	43,560 ft.	43,560 ft.	43,560 ft
Front setback	25	25	25	25
Side setback	25	25	25	25
Rear setback	25	25	25	25
Lot frontage	100 ft.	100 feet	100 feet	100 feet

NP – Not Permitted