

**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND
ZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has held a public hearing to consider a request No.7-9-18 to amend the Master Land Use Plan Map relative to property described in Section 1 of this ordinance, and, having considered the request, recommended on September 11, 2018, that said change be made; and,

WHEREAS, the Planning Commission determined the change to the Master Land Use Plan Map does conform to the goals and objectives of the Comprehensive Plan.

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request No. 22-9-18 to zone certain properties hereinafter described, and, having considered said request, recommended on September 11, 2018, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

SECTION 1: The hereinafter described property is hereby classified on the Master Land Use Plan Map to General Commercial and Residential Attached and the Master Land Use Plan Map is hereby amended to reflect said amendment to wit:

Property to be Classified as General Commercial

Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25, Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Southeast corner of said NW/4 of the NW/4; thence N 02°52'02" E, 516.75 feet along the East line of said NW/4 of the NW/4 to the Point of Beginning; thence S 67°25'32" W, 339.28 feet; thence N 22°34'28" W, 395.97 feet; thence S 87°11'50" E, 419.42 feet to an existing rebar on the Westerly right of way line of U.S.

Highway 71; thence S 27°40'39" E, 112.28 feet along said right of way line to a set rebar on the East line of said NW/4 of the NW/4; thence S 02°52'02" W, 115.60 feet along said East line to the point of beginning, containing 2.64 Acres more or less, being subject to public road rights of way and any easements of record.

Property to be Classified as Residential Attached

Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25, Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast corner of said NW/4 of the NW/4; thence N 87°13'24" W, 753.37 feet along the South line of said NW/4 of the NW/4 to an existing P/K nail in the centerline of Old Highway 71; thence along said centerline 324.05 feet along the Arc of a curve to the right having a chord bearing N 29°32'19" W, 319.81 feet and a radius of 576.96 feet to an existing P/K nail; thence N 13°26'54" W, 478.37 feet along said centerline; thence leaving said centerline S 87°11'50" E, 582.67 feet; thence S 22°34'28" E, 395.97 feet; thence N 67°25'32" E, 339.28 feet to the East line of said NW/4 of the NW/4; thence along said East line S 02°52'02" W, 516.75 feet to the point of beginning, containing 13.07 Acres more or less, being subject to public road rights of way and any easements of record,

more commonly known as 12727 Old Highway 71.

SECTION 2: The hereinafter described property is hereby zoned to Commercial Moderate (C-3) and Residential Multifamily Medium Density (RM-3) by classification to wit:

Property to be Zoned Commercial Moderate (C-3)

Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25, Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Southeast corner of said NW/4 of the NW/4; thence N 02°52'02" E, 516.75 feet along the East line of said NW/4 of the NW/4 to the Point of Beginning; thence S 67°25'32" W, 339.28 feet; thence N 22°34'28" W, 395.97 feet; thence S 87°11'50" E, 419.42 feet to an existing rebar on the Westerly right of way line of U.S. Highway 71; thence S 27°40'39" E, 112.28 feet along said right of way line to a set rebar on the East line of said NW/4 of the NW/4; thence S 02°52'02" W, 115.60 feet along said East line to the point of beginning, containing 2.64 Acres more or less, being subject to public road rights of way and any easements of record.

Property to be Zoned Residential Multifamily Medium Density (RM-3)


Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25, Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast corner of said NW/4 of the NW/4; thence N 87°13'24" W, 753.37 feet along the South line of said NW/4 of the NW/4 to an existing P/K nail in the centerline of Old Highway 71; thence along said centerline 324.05 feet along the Arc of a curve to the right having a chord bearing N 29°32'19" W, 319.81 feet and a radius of 576.96 feet to an existing P/K nail; thence N 13°26'54" W, 478.37 feet along said centerline; thence leaving said centerline S 87°11'50" E, 582.67 feet; thence S 22°34'28" E, 395.97 feet; thence N 67°25'32" E, 339.28 feet to the East line of said NW/4 of the NW/4; thence along said East line S 02°52'02" W, 516.75 feet to the point of beginning, containing 13.07 Acres more or less, being subject to public road rights of way and any easements of record,

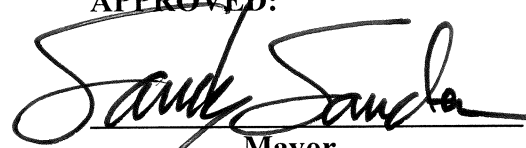
more commonly known as 12727 Old Highway 71, subject to the planning commission's approval of a development plan prior to the issuance of any building permits. The zoning map of the City of Fort Smith is hereby amended to reflect said zoning.

PASSED AND APPROVED THIS 2nd DAY OF October, 2018.

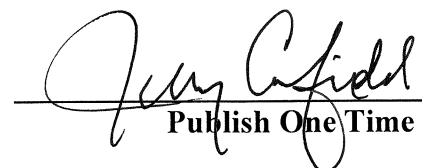
ATTEST:


City Clerk

APPROVED:


Mayor

Approved as to form:


Publish One Time