

ORDINANCE NO. 52-18**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. 5-6-18 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 June 12, 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 to consider request No. 14-6-18 to zone certain properties, and, having considered said request, recommended on June 12, 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 as General Commercial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 24, Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at an existing ½ "rebar marking the Southwest Corner of the SW/4 of the SW/4 of said Section 24; Thence along the west line of said Section 24, North 02° 19' 31" East a distance of 268.69 feet; Thence leaving said west line, North 87° 23' 04" East a distance of 50.19 feet to the Point of Beginning, said point being on the easterly Right-of-Way line of Old US Highway 71; Thence along said easterly line, 165.69 feet northwesterly along the arc of a curve to the

right, said curve having radius of 919.93 feet, and being subtended by a chord bearing and distance of North 02° 49' 15" West, 165.47 feet; Thence continuing along said easterly line, North 02° 15' 00" East a distance of 213.58 feet to the north line of a certain tract of land described in Deed Document G-7176373; Thence along said north line, South 87° 48' 11" East a distance of 255.48 feet to the west line of Didier Commercial Park, Lot 2A & Lot 2B; Thence along said west line, South 27° 41' 13" East a distance of 320.31 feet; Thence leaving said west line, South 62° 18' 47" West a distance of 157.46 feet to a set ½" rebar and cap stamped with PS No. 1703, said point being on the north line of the Vozel tract described in a Warranty Deed found in Book 117, Page 484 with the Greenwood district Sebastian County Clerk; Thence along said north line, South 87° 23' 04" West a distance of 265.21 feet to the Point of Beginning, containing 2.82 acres more or less, according to a survey by Morrison and Shipley Engineers, Inc., Job No.RCR-01, and being subject to any public road rights-of-way, or easements of record.


more commonly known as 12201 Old Highway 71.

SECTION 2: The real property described in Section 1 is hereby zoned to Commercial Moderate (C-3) by Extension, subject to the Planning Commission approval of development plans before any building permits or land use are approved.

The zoning map of the City of Fort Smith is hereby amended to reflect said zoning.


PASSED AND APPROVED THIS 10th DAY OF July, 2018.

ATTEST:



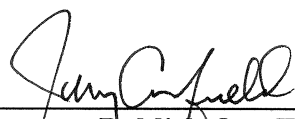
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time