

ORDINANCE NO. 40-18**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND  
REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

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**WHEREAS**, the City Planning Commission has held a public hearing to consider request No. 4-5-18 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 May 8, 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. 13-5-18 to rezone certain properties, and, having considered said request, recommended on May 8, 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 Commercial Neighborhood and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 31, Township 8 North, Range 31 West, City of Fort Smith, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of said SE/4 of the SW/4; thence N 87°16'45" W, along the North line of said SE/4 of the SW/4, 164.87 feet to a set ½" rebar on the Westerly right-of-way line Massard Road; thence leaving said North line of SE/4 of the SW/4 and along said Westerly right-of-way line of Massard Road thence 142.15 feet, along the Arc of a curve to the left, having

a Radius of 1380.00 feet and a Chord Bearing and distance of S 06°56'52" E, 142.09 feet; thence S 09°53'55" E 91.92 feet to the Point of Beginning; thence S 09°53'55" E 104.84 feet; thence 129.24 feet along the Arc of a curve to the right, having a Radius of 2360.00 feet and a Chord Bearing and distance of S 08°19'47" E 129.23 feet to a set mag nail; thence N 87°16'45" W, leaving said Westerly right-of-way line of Massard Road, 422.73 feet to an existing rebar; thence N 02°13'11" E, 229.14 feet; thence S 87°16'45" E 377.07 feet to the Point of Beginning, containing 2.11 Acres, more or less, being subject to public road rights-of-way and any easements of record.

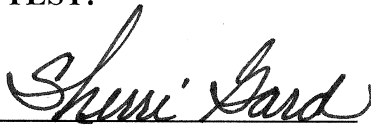
more commonly known as 5500 Massard Road.

**SECTION 2:** The real property described in Section 1 is hereby rezoned from a Planned Zoning District (PZD) to Commercial Light (C-2) by extension.

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

PASSED AND APPROVED THIS 5<sup>th</sup> DAY OF June, 2018.

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED:

  
\_\_\_\_\_  
Vice-Mayor

Approved as to form:

  
\_\_\_\_\_  
Publish One Time