

**ORDINANCE NO. 30-18****AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND  
ZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

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**WHEREAS**, the City Planning Commission has held a public hearing to consider a request 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 April 10, 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. 10-4-18 to zone certain properties, and, having considered said request, recommended on April 10, 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 and Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25 all in Township 7 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at an existing ½ “rebar marking the Southeast Corner of the SW/4 of the SW/4 of said Section 24; Thence along said south line of section 24, North 87° 28' 37" West a distance of 1,001.75 feet to the Point of Beginning; Thence leaving said south line, South 01° 20' 52" West a distance of 3.37 feet to an existing mag nail and washer stamped with PS No. 1703, said point

being at the southeast corner of the Vozel tract described in a Warranty Deed found in Book 117, page 484 with the Greenwood district Sebastian County Clerk; Thence along the south line of said tract, North 87° 51' 48" West a distance of 192.69 feet to the easterly Right-of-Way line of Old US Highway 71; Thence along said easterly line North 14° 07' 18" West a distance of 200.65 feet to the beginning of a non-tangent curve to the right; Thence 87.99 feet along the arc of said curve having a radius of 919.93 feet and being subtended by a chord bearing and distance of North 10° 43' 15" West, 87.95 feet; Thence leaving said Right-of-Way, North 87° 23' 04" East a distance of 265.21 feet along the south line of a certain tract of land described in Deed Document No. G-7176373; Thence South 01° 20' 52" West a distance of 297.00 feet to the Point of Beginning containing 1.54 acres more or less, according to a survey by Morrison and Shipley Engineers, Inc., Job # DID-28, and being subject to any public road rights-of-way, or easements of record.

The above described property is more commonly known as 12309 and 12319 Old Highway 71.

**SECTION 2:** The real property described in Section 1 is hereby zoned to Commercial Moderate (C-3) by Classification, subject to the Planning Commission approval of a development plan for any new development on the property.

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

PASSED AND APPROVED THIS 1 DAY OF May, 2018.

**ATTEST:**

Heather James  
Acting City Clerk

**APPROVED:**

Sandy Sandoz  
Mayor

**Approved as to form:**

Chris  
Publish One Time