

ORDINANCE NO. 14-18**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 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 February 13, 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. 3-2-18 to zone certain properties subject to a development plan, and, having considered said request, recommended on February 13, 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 Northwest Quarter Southwest Quarter (NW1/4 SW1/4) and part of the Southwest Quarter Southwest Quarter (SW1/4 SW1/4) of Section 24, Township 7 North, Range 32 West, of the Fifth Principal Meridian, Sebastian County, Arkansas, more particularly described as follows:

BEGINNING at a set one-inch (1") copper weld monument at the Northwest Corner of the Southwest Quarter Southwest Quarter (SW1/4 SW1/4). Thence by bearing and distance (basis of bearing, Grid North), South 87°21'11" East along the north line of said Southwest Quarter Southwest Quarter (SW1/4 SW1/4) a distance of 36.65 feet to a set one-half inch rebar with PS #1507 cap on the east right-of-way line of Old Highway 71, as established by Arkansas Highway Department, Job No. 468; thence leaving said north line, North 03°13'33" East along said east right-of-way line a distance of 52.77 feet to a set one-half inch rebar with PS #1507 cap on the westerly right-of-way line of U.S. Highway 71, as established by Warranty Deed, Book 154, page 289, filed December 11, 1961, Greenwood District, Sebastian County, Arkansas and Arkansas Highway Department Job #4447; thence South 88°01'15" East along said westerly right-of-way line a distance of 69.00 feet to an existing five-inch by five-inch (5"x5")

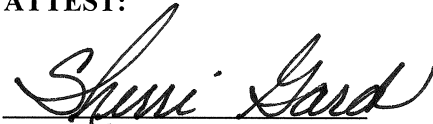
concrete right-of-way marker; thence South 27°41'13" East continuing along said westerly right-of-way line a distance of 62.07 feet to an existing one-half inch (1/2") rebar on said north line of the Southwest Quarter Southwest Quarter (SW1/4 SW1/4); thence South 27°41'13" East along the westerly right-of-way line of U. S. Highway 71, as established by Warranty Deed, Book 154, page 283, filed December 11, 1961, Greenwood District, Sebastian County, Arkansas and Arkansas Highway Department Job #4447, a distance of 366.26 feet to an existing three-quarter inch (3/4") pipe at the Northeast Corner of Didier Commercial Park, plat 1823D, filed March 31, 2011; thence leaving said westerly right-of-way line, North 87°44'00" West along the north line of said Didier Commercial Park a distance of 321.84 feet to a set Mag Nail with PS #1507 washer on the west line of said Southwest Quarter Southwest Quarter (SW1/4 SW1/4); thence North 02°31'31" East along said west line a distance of 318.26 feet, to the Point of Beginning, containing 1.779 acres, more or less.

more commonly known as 12000 U.S Highway 71.

SECTION 2: The real property described in Section 1 is hereby zoned to Commercial Moderate (C-3) by Extension, subject to the development plan approved by the Planning Commission. The zoning map of the city of Fort Smith is hereby amended to reflect said zoning. The zoning map of the City of Fort Smith is hereby amended to reflect said zoning.


PASSED AND APPROVED THIS 6th DAY OF March, 2018.

ATTEST:



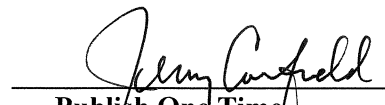
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time