

ORDINANCE NO. 10-18**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND
REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP AND
APPROVING THE DEVELOPMENT PLAN**

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 **not** be made; and,

WHEREAS, the Planning Commission determined the change to the Master Land Use Plan Map does **not** 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 rezone certain properties subject to a development plan, and, having considered said request, recommended on February 13, 2018, that said change **not** 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 reclassified on the Master Land Use Plan Map from Residential Detached to Residential Attached 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 Northeast Quarter (NE/4) of Section 14 and Part of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 13, All in Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the Southwest corner of said SE/4 of the NE/4 of Section 14; thence S 87°19'42" E, 525.00 feet along the South line of said SE/4 of the NE/4 to the Point of Beginning; thence N 02°53'05" E, 325.00 feet to an existing rebar; thence

S 87°19'42" E, 525.33 feet to an existing iron pin; thence N 03°09'18" E, 276.00 feet to an existing rebar; thence S 86°50'01" E, 276.55 feet to an existing iron pin; thence S 01°02'18" E, 593.60 feet to the Northerly right of way line of Park Avenue; thence along said right of way line N 85°52'11" W, 320.00 feet; thence S 03°09'18" W, 14.39 feet to a signal in pavement on the South line of said SE/4 of the NE/4; thence along said South line N 87°19'42" W, 523.80 feet to the point of beginning, containing 7.65 acres in said Section 14 and 0.29 acres in said Section 13, in Aggregate containing 7.95 Acres more or less, being subject to public road rights of way and any easements of record.

more commonly known as 5601 and 5717 Park Avenue.

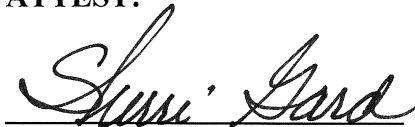
SECTION 2: The development plan for the property described in Section 1 is hereby approved subject to compliance with all applicable codes and ordinances. The development plan is included as Attachment A to this ordinance.

SECTION 3: The real property described in Section 1 is hereby rezoned from Residential Single Family Duplex Low/Medium Density (RSD-2) to Residential Multifamily (RM-3) by Extension, subject to the development plan described in Section 2.

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

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

ATTEST:



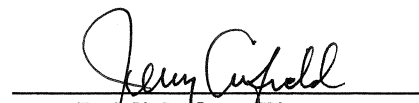
City Clerk

APPROVED:



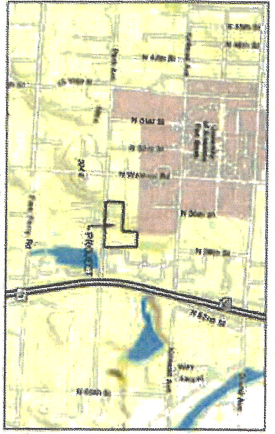
Mayor

Approved as to form:



Publish One Time

ATTACHMENT A



- LEGEND**
- ORIGINAL CONTIGUOUS
 - WATER WETTER BANK - 2' SIDEWALK
 - PAVE PROXIMITY
 - WATER SERVICE
 - SEWER SERVICE
 - REINFORCED CONCRETE
 - ORGANIC ELECTRIC
 - CURB LINE
 - SCHEMATIC
 - CONCRETE
 - ASPHALT PAVEMENT

REVISIONS

1. REVISION: 01/15/2018 - 1.000000

2. REVISION: 01/15/2018 - 1.000000

3. REVISION: 01/15/2018 - 1.000000

4. REVISION: 01/15/2018 - 1.000000

5. REVISION: 01/15/2018 - 1.000000

6. REVISION: 01/15/2018 - 1.000000

7. REVISION: 01/15/2018 - 1.000000

8. REVISION: 01/15/2018 - 1.000000

9. REVISION: 01/15/2018 - 1.000000

10. REVISION: 01/15/2018 - 1.000000

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

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BRIXEY ENGINEERING & LAND SURVEYING, INC.

CONSULTING ENGINEERS - LAND SURVEYORS

2225 East Highway 40 P.O. Box 6900 Fort Smith, Arkansas 72909 (479) 649-0304

OWNER / DEVELOPER

RIGHT SMITH, ARKANSAS 72918

479-254-9100

DEVELOPMENT PLAN

CHERRY PARK PLACE

PART SE 1/4 OF THE NW 1/4 SECTION 14

ALL IN T-8-N, R-35-W

FORT SMITH, SEBASTIAN COUNTY, ARKANSAS

Project by Brixey, Inc.