

ORDINANCE NO. 62-20**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 a request No.4-7-20 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 July 14, 2020, 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. 14-7-20 to rezone certain properties, and, having considered said request, recommended on July 14, 2020, 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 reclassified on the Master Land Use Plan Map to Commercial Neighborhood and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

A PART OF THE NW¼ NE¼ OF SECTION 31, T-08-N, R-31-W, IN THE CITY OF FORT SMITH, IN SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING COTTON SPINDLE FOR THE NW CORNER OF SAID NW¼ NE¼, THENCE ALONG THE NORTH LINE THEREOF S 87°38'35" E 84.12 FEET A½" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF MASSARD ROAD, THENCE ALONG SAID RIGHT OF WAY LINE N 08°00'00" E 73.35 FEET TO A ½" REBAR, THENCE S 87°38'35" E 89.23 FEET TO A½" REBAR, THENCE N 02°50'27" E 157.84 FEET TO A½" REBAR ON THE SOUTH LINE OF THE WELLINGTON PARK ADDITION, THENCE ALONG THE SOUTH LINE THEREOF S 87°39'07" E 496.41 FEET TO AN EXISTING REBAR FOR THE SE CORNER OF LOT 13 OF SAID ADDITION, THENCE S 02°52'37" W 230.92 FEET TO AN EXISTING REBAR FOR THE SW CORNER OF LOT 20 OF SAID ADDITION, THENCE ALONG THE SOUTH LINE OF SAID

ADDITION S 87°38'35" E 50.00 FEET TO A POINT, THENCE S 02°03'52" W 652.02 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 87°56'08" W 253.46 FEET TO A POINT, THENCE S 02°37'29" W 260.01 FEET TO A POINT, THENCE N 87°56'08" W 420.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MASSARD ROAD, THENCE ALONG SAID RIGHT OF WAY LINE S 02°37'02" W 60.01 FEET TO A ½" REBAR, THENCE LEAVING THE ROAD S 87°56'08" E 64.95 FEET TO A ½" REBAR, THENCE S 02°37'25" W 351.00 FEET TO A ½" REBAR ON THE SOUTH LINE OF SAID NW¼ NE¼, THENCE ALONG THE SOUTH LINE THEREOF S 87°56'08" E 615.08 FEET TO A POINT, THENCE N 02°03'52" E 670.98 FEET TO THE POINT OF BEGINNING, CONTAINING 7.39 ACRES, MORE OR LESS

more commonly known as 4601 Massard.

SECTION 2: The real property described in Section 1 is hereby zoned to a Planned Zoning District (PZD) by Classification. The approved zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zoning District Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby, which Project Booklet shall be filed in the office of the City Clerk.

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

PASSED AND APPROVED THIS 4<sup>th</sup> DAY OF August, 2020.

ATTEST:

  
City Clerk

APPROVED:

  
Mayor

Approved as to form:

  
Publish One Time