

ORDINANCE NO. 8-20

**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. 1-1-20 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 January 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. 3-1-20 to rezone certain properties, and, having considered said request, recommended on January 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 from Residential Detached to General Commercial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

**SUBJECT PROPERTY DESCRIPTION: (AS PER SURVEY)**

A TRACT OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 32 WEST, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID TEN ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID TEN ACRE TRACT, S03° 11'04" W A DISTANCE OF 49.42'; THENCE LEAVING SAID EAST LINE N86°48'56"W A DISTANCE

OF 40.00' TO SET 1/2" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF TOWSON AVENUE, ALSO KNOWN AS HIGHWAY 718, THENCE ALONG SAID RIGHT-OF-WAY; THENCE S03°07'35"W A DISTANCE OF 171.03' TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N87°01'27"W A DISTANCE OF 319.47' TO A SET 1/2" REBAR; THENCE N02°58'33"E A DISTANCE OF 200.00' TO A SET 1/2" REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTH VICKSBURG STREET; THENCE ALONG SAID RIGHT-OF-WAY S87°01'27"E A DISTANCE OF 289.97' TO A FOUND MAG NAIL; THENCE LEAVING SAID RIGHT-OF-WAY S03°25'42"W A DISTANCE OF 1.91' TO A FOUND MAG NAIL; THENCE S65°07'37"E A DISTANCE OF 21.55' TO A FOUND MAG NAIL; THENCE S24°40'03"E A DISTANCE OF 21.48' TO THE POINT OF BEGINNING. CONTAINING 63,633 SQUARE FEET, 1.461 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.


more commonly known as 5500 Towson Avenue.

SECTION 2: The real property described in Section 1 is hereby rezoned from Residential Multifamily Medium Density (RM-3) to Commercial Heavy (C-5), subject to the approved development plan No. 3-1-20.

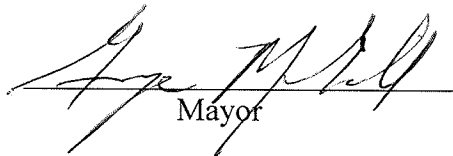
The zoning map of the City of Fort Smith is hereby amended to reflect said rezoning.

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

ATTEST:

  
City Clerk

APPROVED:

  
Mayor

Approved as to form:

  
Publish One Time