

ORDINANCE NO. 109-21

**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.8-8-21 to amend the Master Land Use Plan Map relative to properties described in Section 1 of this ordinance, and, having considered the request, recommended on October 12, 2021, that said change be made; and,

**WHEREAS**, the City Planning Commission has heretofore held a public hearing to consider request No. 29-8-21 to rezone certain property, and, having considered said request, recommended on October 12, 2021, 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:

Part of Tract 1, Fianna Hills, Phase IV, being filed for record July 9, 1973 as Plat Record 304 and part of Tract 8C, Fianna Hills, Phase VIII, being filed for record August 29, 1978 as Plat Record 305c, Fort Smith, Sebastian County, Arkansas. More particularly described as follows:

Commencing at the northeast corner of Lot 446 of said Fianna Hills, Phase IV on the west right-of-way line of Jenny Lind Road; Thence along said right-of-way line the following courses: 249.86 feet along the arc of a curve to the left, said curve having a radius of 620.22 feet and being subtended by a chord having a bearing of N08°13'38"E and a distance of 248.17 feet; N03°18'50"W, 51.00 feet to the Point of Beginning; Thence leaving said right-of-way line, S86°55'34"W, 406.76 feet; Thence 49.79 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet and being subtended by a chord having a bearing of N45°31'54"W and a distance of 44.27 feet; Thence N02°00'38"E, 254.56 feet to a point on the south right-of-way line of Brooken Hill Drive; Thence along said right-of-way line the following courses: S83°32'51"E, 146.89 feet; 107.56 feet along the arc of a curve to the left, said curve having a radius of 630.00 feet and being subtended by a chord having a bearing of S88°26'18"E and a

distance of 107.43 feet; N86°40'13"E, 136.14 feet; 39.37 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and being subtended by a chord having a bearing of S48°12'57"E and a distance of 35.43 feet to a point on said west right-of-way line of Jenny Lind Road; Thence along said west right-of-way line the following courses: 9.83 feet along the arc of a curve to the left, said curve having a radius of 822.77 feet and being subtended by a chord having a bearing of S02°58'17"E and a distance of 9.83 feet; S03°18'50"E, 219.01 feet to the Point of Beginning. Containing 111,372 square feet or 2.56 acres, more or less.

more commonly known as 2300 Brooken Hill Drive.

**SECTION 2:** The real property described in Section 1 is hereby rezoned to a Planned Zoning District (PZD) by Classification. The approved rezoning 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.

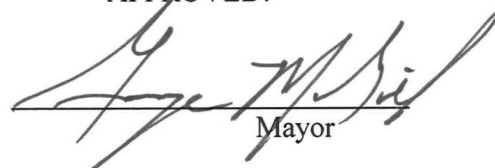
The zoning map of the City of Fort Smith is hereby amended to reflect said rezoning.

PASSED AND APPROVED THIS 16<sup>th</sup> DAY OF November, 2021.

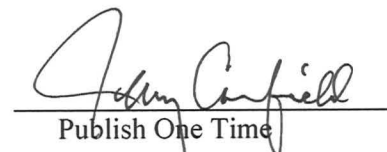
ATTEST:

  
City Clerk

APPROVED:

  
Mayor

Approved as to form:

  
Publish One Time