

ORDINANCE NO. 90-21

**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND
REZONING IDENTIFIED PROPERTIES AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has held a public hearing to consider a request No.11-9-21 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 September 14, 2021, that said change be made; and,

WHEREAS, the City Planning Commission has heretofore held a public hearing to consider request No. ~~63-9-21~~ **Scrivener's error - Should be 36-9-21** to rezone certain properties, and, having considered said request, recommended on September 14, 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 properties are hereby reclassified on the Master Land Use Plan Map to Public/Institutional and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

LEGAL DESCRIPTION:

Part of the Northeast Quarter (NE1/4) of Section 25 and part of the Southeast Quarter (SE1/4) of Section 24, all in Township 8 North, Range 32 West, Sebastian County, Arkansas being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 24 and run thence North 88°01'21" West a distance of 20.02 feet to the Point of Beginning; thence North 04°14'29" East a distance of 662.97 feet; thence South 88°04'19" East a distance of 20.02 feet; thence North 04°14'43" East a distance of 18.50 feet; thence South 87°22'19" East a distance of 207.50 feet; thence South 02°37'41" West a distance of 194.10 feet; thence South 87°22'19" East a distance of 83.80 feet; thence South 24°35'19" East a distance of 81.10 feet; thence South 78°40'19" East a distance of 65.90 feet; thence North 62°45'41" East a distance of 92.50 feet; thence North 23°56'41" East a distance of 59.30 feet; thence North 43°48'41" East a distance of 440.70 feet; thence North 22°55'41" East a distance of 159.00 feet; thence South 87°22'19" East a distance of 280.00 feet; thence South 77°41'19" East a distance of 147.40 feet to the Westerly right of

way line of South 74th Street; thence along said Westerly right of way line of said South 74th Street the following courses, South 02°11'41" West a distance of 390.00 feet, South 02°28'41" West a distance of 573.60 feet, South 05°14'41" West a distance of 204.90 feet, South 02°46'41" West a distance of 503.91 feet, South 13°25'41" West a distance of 59.52 feet, South 02°46'41" West a distance of 197.80 feet to the intersection with the Northerly right of way line of Rogers Ave.; thence, leaving said Westerly right of way line of said South 74th Street, along said Northerly right of way line of said Rogers Ave. the following courses, North 87°23'19" West a distance of 61.38 feet, North 60°33'19" West a distance of 384.20 feet, North 54°47'19" West a distance of 107.40 feet, North 60°07'19" West a distance of 50.00 feet, North 69°44'19" West a distance of 59.90 feet, North 60°07'19" West a distance of 250.00 feet, North 51°59'19" West a distance of 70.70 feet, North 60°07'19" West a distance of 50.00 feet, North 63°11'19" West a distance of 278.60 feet, North 62°34'48" West a distance of 113.04 feet, North 60°18'19" West a distance of 22.14 feet; thence leaving said Northerly right of way line of said Rogers Ave. North 04°16'19" East a distance of 343.93 feet to the point of beginning. Subject to any easements of record.

LEGAL DESCRIPTION:

Part of Government Lot 2 of the Northwest Quarter (NW1/4) of Section 30, Township 8 North, Range 31 West, City of Fort Smith, Sebastian County, Arkansas being more particularly described as follows: Commencing at an existing stone marking the Northeast corner of said Government Lot 2 of the Northwest Quarter (NW1/4); thence North 87° 11' 50" West along the North line thereof, a distance of 1214.95 feet to a set ½ inch rebar for a point of beginning; thence South 02° 28' 10" West leaving said North line of Government Lot 2 of the Northwest Quarter (NW1/4), a distance of 220.00 feet to a set ½ inch rebar on the Northerly right of way line of South Dallas Street; thence North 87° 11' 50" West along said Northerly right of way line a distance of 569.86 feet to a set 1/2 inch rebar on the Easterly right of way line of South 74th Street; thence North 02° 43' 10" East along said Easterly right of way line a distance of 220.00 feet to a set ½ inch rebar on said North line of Government Lot 2 of the Northwest Quarter (NW1/4); thence South 87° 11' 50" East along said North line of Government Lot 2 of the Northwest Quarter (NW1/4) a distance of 568.90 feet to the Point of Beginning. Subject to easements, rights of way and covenants of record.

LEGAL DESCRIPTION:

Part of Government Lot 2 of the Northwest Quarter (NW1/4) of Section 30, Township 8 North, Range 31 West, Sebastian County, Arkansas being described as follows: BEGINNING at an existing stone marking the Northeast corner of said Government Lot 2 of the Northwest Quarter (NW1/4); thence South 02° 24' 25" West along the East line of said Lot 2, a distance of 323.96 feet to the Northerly right of way line of South Dallas Street; thence leaving said East line North 70° 06' 40" West along said Northerly right of way line a distance of 353.82 feet; thence North 87° 11' 50" West along said Northerly right of way line a distance of 877.70 feet; thence leaving said Northerly right of way line of said South Dallas Street North 02° 28' 10" East a distance of 220.00 feet to the North line of said Government Lot 2 of the Northwest Quarter (NW1/4); thence South 87° 11' 50" East along said North line of Government Lot 2 of the Northwest Quarter (NW1/4) a distance of 1214.95 feet to the Point of Beginning. Less and except all oil, gas and other minerals but releasing all right of ingress and egress relating to the oil, gas, and other minerals.

LEGAL DESCRIPTION:

Lot 1 of the SEMMC Wellness Addition. A Subdivision in the City of Fort Smith, Arkansas.

LEGAL DESCRIPTION:

Lot 5 of the Massard Farm Subdivision. A Subdivision in the City of Fort Smith, Arkansas.

more commonly known as 6929, 7001, 7301, 7303 Rogers Avenue, 2901 South 74th Street, 7600, 7601, 7610, 7800 Dallas Street.

SECTION 2: The real properties described in Section 1 are hereby rezoned 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 5th DAY OF October, 2021.


ATTEST:


City Clerk

APPROVED:


Mayor

Approved as to form:


Publish One Time