

ORDINANCE NO. 30-21**AN ORDINANCE ZONING IDENTIFIED PROPERTY
AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 9-3-21 to zone certain property hereinafter described, and, having considered said request, recommended on March 9, 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: That the following property to-wit:

Part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 7 North, Range 31 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter. Thence along the West line of said Quarter, North 02 degrees 46 minutes 00 seconds East, 2,659.16 feet to the Northwest Corner of the Southwest Quarter. Thence along the North line of said Quarter, South 87 degrees 30 minutes 54 seconds East, 2,455.54 feet. Thence leaving said North line, South 486.83 feet to an existing rebar and the Point of Beginning. Thence South 69 degrees 24 minutes 18 seconds East, 80.83 feet to an existing rebar. Thence around a curve to the right having a radius of 30.00 feet and subtended by a chord bearing and distance of South 24 degrees 19 minutes 12 seconds East, 42.50 feet to an existing rebar on the Westerly Right of Way line of Mahogany Avenue. Thence along said Westerly Right of Way line, South 20 degrees 45 minutes 31 seconds West, 211.94 feet to an existing rebar. Thence leaving said Westerly Right of Way line, North 69 degrees 24 minutes 18 seconds West, 184.67 feet to an existing rebar. Thence North 20 degrees 45 minutes 31 seconds East, 45.58 feet to an existing rebar. Thence North 55


degrees 10 minutes 09 seconds East, 53.88 feet to an existing rebar. Thence North 20 degrees 45 minutes 31 seconds East, 45.05 feet to an existing rebar. Thence South 69 degrees 24 minutes 18 seconds East, 43.30 feet to an existing rebar. Thence North 20 degrees 45 minutes 31 seconds East, 107.04 feet to the Point of Beginning containing 0.79 of an acre and subject to Road Rights of Way and any Easements of Record.

more commonly known as 7000 Mahogany Avenue, should be, and is hereby zoned to a Planned Zoning District (PZD). 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 zoning.

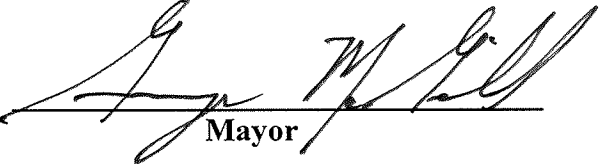
PASSED AND APPROVED THIS 6 DAY OF April, 2021.

ATTEST:



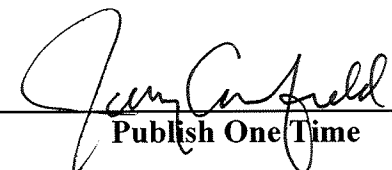
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time