

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

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 8-2-21 to rezone certain properties hereinafter described, and, having considered said request, recommended on February 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 properties to-wit:

LOTS 3, 4, 5, 6, & 7, PROFESSIONAL PLAZA EAST (FILED MARCH 21, 1988)
AND LOT 2, COZY COURT INVESTORS (FILED AUGUST 24, 1977), ADDITIONS
TO THE CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS.

LOT 10A, PROFESSIONAL PLAZA EAST, BEING A REPLAT OF LOTS 9 AND 10,
PROFESSIONAL PLAZA EAST, AN ADDITION TO THE CITY OF FORT SMITH,
SEBASTIAN COUNTY, ARKANSAS ACCORDING TO PLAT FILED JUNE 26,
1998.

LOT 8, PROFESSIONAL PLAZA EAST, AN ADDITION TO THE CITY OF FORT
SMITH, SEBASTIAN COUNTY, ARKANSAS ACCORDING TO PLAT FILED
MARCH 21, 1998.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 8
NORTH, RANGE 32 WEST, FORT SMITH, SEBASTIAN COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING CONCRETE NAIL MARKING THE

SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4); THENCE N02°50'11"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), 1053.71 FEET; THENCE LEAVING THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), N87°39'24"W, ALONG THE SOUTH LINE OF LOT 2, COZY COURT INVESTORS (FILED: AUGUST 24, 1977) AND THE NORTH LINE OF PROFESSIONAL PLAZA EAST (FILED MARCH 21, 1988), ADDITIONS TO THE CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, 340.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, COZY COURT INVESTORS; THENCE LEAVING THE SOUTH LINE OF SAID LOT 2, COZY COURT INVESTORS AND THE NORTH LINE OF SAID PROFESSIONAL PLAZA EAST, N03°10'36"E, ALONG THE WEST LINE OF SAID LOT 2, COZY COURT INVESTORS AND THE EAST LINE OF SAID PROFESSIONAL PLAZA EAST, 547.00 FEET TO THE NORTHEAST CORNER OF LOT 10A, OF SAID PROFESSIONAL PLAZA EAST AND THE POINT OF BEGINNING; THENCE N86°49'24"W, ALONG THE NORTH LINE OF SAID LOT 10A, PROFESSIONAL PLAZA EAST, 65.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 10A, PROFESSIONAL PLAZA EAST, N03°10'36"E, ALONG THE EAST LINE OF SAID LOT 10A, PROFESSIONAL PLAZA EAST, 171.52 FEET TO A SET 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 22; THENCE LEAVING THE EAST LINE OF SAID LOT 10A, PROFESSIONAL PLAZA EAST, S60°45'53"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 22, 72.36 FEET TO AN EXISTING NAIL MARKING THE NORTHWEST CORNER OF SAID LOT 2, COZY COURT INVESTORS; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 22, S03°10'36"W, ALONG THE WEST LINE OF SAID LOT 2, COZY COURT INVESTORS, 139.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.232 ACRES MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC. RL.5# 1272, JOB# 17-03-04,

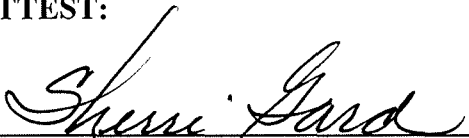
more commonly known as 7308, 7310 and 7320 Rogers Avenue, should be, and are hereby rezoned from Commercial Heavy (C-5) to a Planned Zoning District (PZD). The approved zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development 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 rezoning.

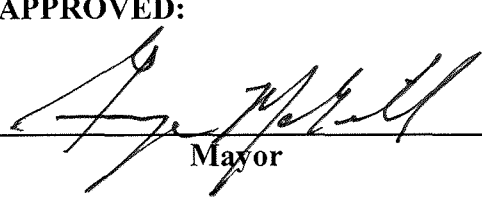
PASSED AND APPROVED THIS 2nd DAY OF March, 2021.

ATTEST:



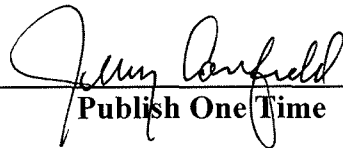
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time