

ORDINANCE NO. 14-21

**AN ORDINANCE ZONING IDENTIFIED PROPERTY  
AND AMENDING THE ZONING MAP**

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**WHEREAS**, the City Planning Commission has heretofore held a public hearing upon request 4-1-21 to zone certain property hereinafter described, and, having considered said request, recommended on January 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:** That the following property to-wit:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and part of Governmental Lot 1 of the Northwest Quarter (NW 1/4) of Section 5, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas, being more particularly described as follows:

COMMENCING at an existing rebar (RLS1272) marking the Southwest corner of said Section 5; THENCE N02°38'35"E, along the West line of said Southwest Quarter (SW 1/4), 2042.34 feet to a point; THENCE leaving the West line of said Southwest Quarter (SW 1/4), S59°15'55"E, 82.03 feet to an existing rebar marking the POINT OF BEGINNING; THENCE N32°01'33"E, 43.83 feet to an existing rebar (RLS1369); THENCE N38°15'48"E, 576.81 feet to an existing rebar (RLS1369); THENCE N51°25'39"E, 341.92 feet to an existing rebar (RLS1369); THENCE S39°09'58"E, 580.12 feet to an existing rebar (RLS1369) on the Westerly Right-of-Way line of Wells Lake Road, as recorded in Document# 2014F-16552, being filed November 25, 2014; THENCE along the Westerly Right-of-Way line of said Wells Lake Road, the following courses (bearing and distances): S50°24'17"W, 174.25 feet to an existing rebar

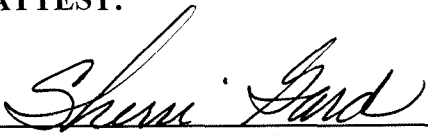
(RLS1369); 583.59 feet along the arc of a curve to the left, having a radius of 1716.96 feet and a chord bearing and distance of S40°40'06"W, 580.79 feet to an existing rebar (RLS1369); THENCE leaving the Westerly Right-of-Way line of said Wells Lake Road, N59°15'55"W, 583.33 feet to the POINT OF BEGINNING, containing 11.419 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., RLS # 1272, Job# 20-05-02,

more commonly known as 7000 Wells Lake Road, 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 2<sup>nd</sup> DAY OF February, 2021.

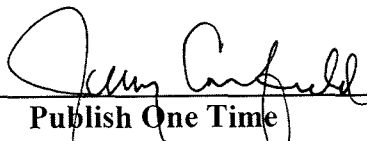
ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED:

  
\_\_\_\_\_  
Mayor

Approved as to form:

  
\_\_\_\_\_  
Publish One Time