

ORDINANCE NO. 11-21**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. 1-1-21 to amend the Master Land Use Plan Map relative to property described in Section 1 of this ordinance, and, having considered the request, recommended on January 12, 2021, that said change be made; and,

**WHEREAS**, the Planning Commission determined the change to the Master Land Use Plan Map does conform to the goals and objectives of the Comprehensive Plan.

**WHEREAS**, the City Planning Commission has heretofore held a public hearing to consider request No. 3-1-21 to rezone certain properties, 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:** The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from Residential Detached to Residential Attached by extension and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) Section 13, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows:

Beginning at an existing nail marking the Southeast corner of said NE/4 of the NW/4; thence N 87°19'51" W, 200.60 feet along the South line of said NE/4 of the NW/4 to a set rebar marking the Southeast Corner of Jeffrey Way; thence leaving said South line and along the East line of said Jeffrey Way, N 02°31'54" E, 560.69 feet to an existing rebar on the East line of Lot 13 of Jeffrey Way; thence leaving the East line of said Lot 13 S 33°29'24" E, 340.78 feet to an existing rebar on the East line of said NE/4 of the NW/4; thence S 02°29'32" W, 285.55 feet along said East line of the NE/4 of the NW/4 to the point of beginning, containing 1.95 Acres and being subject to public road rights of way and any easements of record,


more commonly known as 6501 Kinkead Avenue.

SECTION 2: The real property described in Section 1 is hereby rezoned from Residential Estate One Acre (RE-1) to Residential Single Family-Duplex Medium /High Density (RSD-3) by classification, subject to the approved development plan No. 2-1-21.

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

PASSED AND APPROVED THIS 2<sup>nd</sup> DAY OF February, 2021.

ATTEST:

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

APPROVED:

  
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Mayor

Approved as to form:

  
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Publish One Time