

ORDINANCE NO. 57-22AN ORDINANCE ZONING IDENTIFIED PROPERTY
AND AMENDING THE ZONING MAP

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 19-6-22 to zone certain properties hereinafter described, and, having considered said request, recommended on June 14, 2022, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

That the following properties to-wit:

PART OF GOVERNMENTAL LOT 1 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6 AND PART OF GOVERNMENTAL LOT 1 OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, ALL IN TOWNSHIP 7 NORTH, RANGE 31 WEST, FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

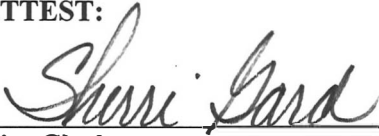
COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENTAL LOT 1 OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE S87°14'55"E, ALONG THE NORTH LINE OF GOVERNMENTAL LOT 1 OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7, 386.45 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF GOVERNMENTAL LOT 1 OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7, N02°35'33"E, 279.36 FEET TO THE POINT OF BEGINNING; THENCE N65°22'01"E, 79.68 FEET TO A POINT; THENCE S57°39'00"E, 381.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEBASTIAN COUNTY BIKE TRAIL; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEBASTIAN COUNTY BIKE TRAIL, THE FOLLOWING COURSES (BEARING AND DISTANCES): S67°12'44"W, 5.72 FEET TO A POINT; S39°11'48"W, 131.13 FEET TO A POINT; S10°15'08"W, 152.86 FEET TO A POINT; S03°36'11"E, 380.11 FEET TO A POINT; S04°03'10"W, 276.39 FEET TO A POINT; S10°33'30"W, 253.75 FEET TO A POINT; S07°21'36"W, 219.44 FEET TO A POINT; S00°52'52"E, 302.61 FEET TO A POINT; S09°08'44"E, 208.17 FEET TO A POINT; S17°09'31"W, 84.48 FEET TO A POINT; S09°56'28"E, 136.46 FEET TO A POINT; S10°51'54"W, 108.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MASSARD ROAD; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEBASTIAN COUNTY BIKE TRAIL AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MASSARD ROAD, THE FOLLOWING COURSES (BEARING AND DISTANCES): N37°24'08"W, 373.95 FEET TO A POINT; 396.39 FEET ALONG A CURVE OF THE ARC TO THE RIGHT, HAVING A RADIUS OF 2406.59 FEET AND A CHORD BEARING AND DISTANCE OF N32°41'02"W, 395.95 FEET TO THE SOUTHWEST CORNER OF LOT 1, MASSARD MISSIONARY BAPTIST CHURCH, AN ADDITION TO THE CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, FIELD: OCTOBER 17, 2014; THENCE LEAVING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MASSARD ROAD AND ALONG THE SOUTH AND EAST LINES OF SAID LOT 1, MASSARD MISSIONARY BAPTIST CHURCH, THE FOLLOWING COURSES (BEARING AND DISTANCES): N61°59'52"E, 282.09 FEET TO A POINT; N07°19'44"W, 535.03 FEET TO A POINT; N00°00'00"W, 301.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, MASSARD MISSIONARY BAPTIST CHURCH; THENCE LEAVING THE SOUTH AND EAST LINES OF SAID LOT 1, MASSARD MISSIONARY BAPTIST CHURCH N00°00'00"W, 9.06 FEET TO A POINT; THENCE N02°35'33"E, 773.79 FEET TO THE POINT OF BEGINNING, CONTAINING 14.818 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 #22-03-50,

more commonly known as 8055 and 8101 Massard Road, should be, and are 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. Additionally, site plan approval is required prior to the issuance of a building permit; however, Site plan approval shall not be required for the construction of the retaining wall on the west side of the Sebastian County trail.

The zoning map of the City of Fort Smith is hereby amended to reflect the zoning approved by this Ordinance.

PASSED AND APPROVED THIS 2nd DAY OF August, 2022.

ATTEST:



City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time