

ORDINANCE NO. 49-22**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND
REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has held a public hearing to consider a request No. 8-6-22 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 June 14, 2022, that said change be made; and,

WHEREAS, the City 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. 17-6-22 to rezone certain property, 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:**

SECTION 1: The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from open space to general commercial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of Tract 1, Fianna Hills IV, Fort Smith, Sebastian County, Arkansas, being filed for record July 10, 1973 as Plat Record 304. Being more particularly described as follows:

Beginning at the northeast corner of Lot 1248, Fianna Hills, being filed for record October 27, 2021 as Plat Record 2021-28162; Thence along the north line of said Lot 1248 the following courses: S83°52'55"W, 169.61 feet; S37°04'44"W, 30.00 feet to the north right-of-way line of the Essex Place cul-de-sac; Thence 75.39 feet along the arc of a curve to the left in said north right-of-way, said curve having a radius of 50.00 feet and being subtended by a chord having a bearing of S83°52'54"W and a distance of 68.45 feet to the northeast corner of Lot 1247, Fianna Hills, being filed for record October 27, 2021 as Plat Record 2021-28162; Thence along the

north line of said Lot 1247 the following courses: N49°18'55"W, 9.42 feet; S83°55'28"W, 30.47 feet; Thence leaving said north line of Lot 1247, N05°51'31"W, 242.82 feet; Thence 88.25 feet along the arc of a curve to the left, said curve having a radius of 55.00 feet and being subtended by a chord having a bearing of N51°49'37"W and a distance of 79.09 feet; Thence S82°12'17"W, 88.95 feet; Thence 40.48 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet and being subtended by a chord having a bearing of N59°08'25"W and a distance of 37.48 feet; Thence N20°29'06"W, 91.35 feet to a point on the east right-of-way line of the Bramble Brae cul-de-sac; Thence 92.03 feet along the arc of a curve to the left in said east right-of-way line, said curve having a radius of 50.00 feet and being subtended by a chord having a bearing of N34°05'18"W and a distance of 79.58 feet to the southeast corner of Lot 716A, Fianna Hills VIII, being filed for record February 22, 1991 as Plat Record 1089; Thence along the east line of said Lot 716A and along the east lines of Lots 709 and 708, Fianna Hills VIII, being filed for record August 30, 1978 as Plat Record 305C, N03°11'15"E, 326.21 feet; Thence leaving said east line, N89°41'11"E, 290.11 feet; Thence S86°29'26"E, 266.64 feet; Thence N16°28'50"W, 220.00 feet; Thence N83°47'27"E, 22.03 feet; Thence 157.02 feet along the arc of a curve to the left, said curve having a radius of 277.50 feet and being subtended by a chord having a bearing of N67°34'49"E and a distance of 154.94 feet; Thence S30°20'35"E, 222.68 feet to a point on the west line of Lot 442, Fianna Hills IV, being filed for record July 10, 1973 as Plat Record 304; Thence along the west line of said Lot 442 and the west lines of Lots 441 thru 439 of said Fianna Hills IV the following courses: S33°40'49"W, 18.52 feet; S11°26'04"W, 160.33 feet; S13°47'16"E, 160.33 feet; S39°00'36"E, 160.33 feet to the southeast corner of said Lot 439, said point also being the northwest corner of Lot 1011A, Fianna Hills, being filed for record November 8, 2021 as Plat Record 2021-29311; Thence along the west line of said Lot 1011A the following courses: S38°22'59"W, 89.41 feet; N57°30'51"W, 37.32 feet; S34°54'50"W, 58.67 feet; S32°15'22"W, 30.58 feet; 23.18 feet along the arc of a curve to the right, said curve having a radius of 80.00 feet and being subtended by a chord having a bearing of S40°33'21"W and a distance of 23.10 feet; S48°51'20"W, 122.46 feet; 103.75 feet along the arc of a curve to the left, said curve having a radius of 120.00 feet and being subtended by a chord having a bearing of S24°05'12"W and a distance of 100.55 feet; S00°40'56"E, 88.19 feet to the southwest corner of said Lot 1011A; Thence S00°40'56"E, 69.21 feet; Thence 9.53 feet along the arc of a curve to the right, said curve having a radius of 120.00 feet and being subtended by a chord having a bearing of S01°35'38"W and a distance of 9.53 feet; Thence N86°35'33"W, 25.73 feet to the southeast corner of said Lot 1248, Fianna Hills, being filed for record October 27, 2021 as Plat Record 2021-28162; Thence along the east line of said Lot 1248, N00°33'42"W, 138.28 feet to the Point of Beginning. Containing 12.12 acres, more or less,

more commonly known as 1 Essex Place.

SECTION 2: The real property described in Section 1 is hereby rezoned to a Planned Zoning District (PZD) by Classification. The approved rezoning 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 12th DAY OF July, 2022.

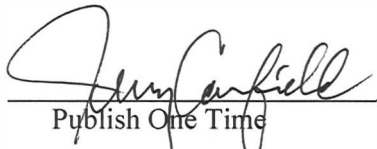
ATTEST:


City Clerk

APPROVED:


Mayor

Approved as to form:


Publish One Time