

ORDINANCE NO. 36-22**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. 2-2-22 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 February 8, 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; and,

WHEREAS, the City Planning Commission has heretofore held a public hearing to consider request No. 6-2-22 to rezone certain property, and, having considered said request, recommended on February 8, 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 Residential Detached to Residential Attached and the Master Land Use Plan Map is hereby amended to reflect said amendment, to-wit:

Part of the West Half of the Southeast Quarter of Section 26, Township 8 North, Range 32 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Beginning at the Northeast Corner of Northwest Quarter of the Southeast Quarter, said point being marked with an existing aluminum monument stamped PS 1272; Thence along the east line of said Northwest Quarter of said Southeast Quarter, S02°58'33"W, 1319.70 feet to the Southeast Corner of said Northwest Quarter of the Southeast Quarter, said point being marked with an existing aluminum monument stamped PS 1272; Thence along the east line of the Southwest Quarter of the Southeast Quarter, S02°58'04"W, 21.38 feet to a point on the northerly right-of-way line of Interstate Highway 540, said point being marked with an existing aluminum monument stamped PS 1272; Thence along said

northerly right-of-way line the following courses: S59°20'11"W, 443.65 feet to an existing concrete right-of-way marker; S59°19'33"W, 310.00 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence leaving said northerly right-of-way line, N34°44'28"W, 1137.66 feet to a point on the west line of said Northwest Quarter of the Southeast Quarter, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; Thence along the said west line of the Northwest Quarter of the Southeast Quarter, N02°49'27"E, 842.50 feet to the Northwest Corner of said Northwest Quarter of the Southeast Quarter, said point being marked with an existing 1/2" rebar; Thence along the north line of said Northwest Quarter of the Southeast Quarter, S87°43'25"E, 1325.71 feet to the Point of Beginning. Containing 43.00 acres, more or less,

more commonly known as 5300 Heather Ridge Street.

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 3rd DAY OF May, 2022.


ATTEST:


City Clerk

APPROVED:


Mayor

Approved as to form:


Publish One Time