

ORDINANCE NO. 65-23

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

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 19-7-23 to zone certain property hereinafter described, and, having considered said request, recommended on July 11, 2023, 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 property to-wit:

Part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 4 and Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 3, Township 7 North, Range 31 West, Sebastian County, Arkansas and being more particularly described as follows:

Commencing at an existing railroad spike found for the southeast corner of said SE ¼ of the SE ¼ Section 4, Township 7 North, Range 31 West in Sebastian County, Arkansas: Thence N 02°45'03" E, 224.61 feet along the east line of said SE ¼ of the SE ¼ to a point on the northeasterly right of way extended of Ward Avenue; thence N 45°55'11" W, 530.33 feet along said right of way extended; thence S 44°05'43" W, 30.00 feet an existing nail and bottle cap on the centerline of said Ward Avenue and the Point of Beginning;

Thence N 45°55'11" W, 141.10 feet along said centerline to an existing concrete nail on the centerline of a railroad track; thence N 44°01'20" E, 946.83 feet along said centerline to a set PK nail on the centerline of Fort Smith Boulevard; thence S 02°23'36" W, 213.21 feet to an existing nail and bottle cap at the intersection of the centerlines of said Fort Smith Boulevard and Chaffee Boulevard; thence S 44°05'43" W, 788.01 feet along said centerline of Chaffee Boulevard to the Point of Beginning. Containing 101,007 square feet or 2.32 acres in the SE ¼ of the SE ¼ and 21,854 square feet or 0.50 acres in the SW ¼ of the SW ¼ for a total of 122,861 square feet or 2.82 acres more or less.

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Southeast Quarter, said point being marked with an existing railroad spike; Thence N 87°17'08"W, 290.74 feet; Thence N00°00'00"E, 502.10 feet to a set 1/2" rebar with cap stamped MWC 1369 on the northerly right-of-way line of Ward Avenue and the Point of Beginning; Thence along said northerly right-of-way line the following courses: N 45°57'16"W, 55.39 feet to a set 1/2" rebar with cap stamped MWC 1369; 47.14 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 N 00°56'05"W and a distance of 42.44 feet to a set 1/2" rebar with cap stamped MWC 1369 on the easterly right-of-way line of Fort Chaffee Boulevard; Thence along said easterly right-of-way line, N44°05'07"E, 314.09 feet; Thence leaving said easterly right-of-way line, 315.38 feet along the arc of a curve to the right, said curve having a radius of 553.57 feet and being subtended by a chord having a bearing of S28°06'08"W and a distance of 311.14 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence S44°25'20"W, 44.94 feet to the Point of Beginning. Containing 21,112 square feet

or 0.48 acres, more or less.

more commonly known as 12201 and 12211 Ward Avenue, 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 1st DAY OF August, 2023.

ATTEST:

Shirley Gard
City Clerk

APPROVED:

Jarrell Rego
Vice-Mayor Jarrell Rego

Approved as to form:

Jeremy Confield
Publish One Time