

ORDINANCE NO. 53-23

**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 held a public hearing to consider request No. 5-5-23 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 May 25, 2023, 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. 14-5-23 to rezone certain property, and, having considered said request, recommended on May 25, 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:**

**SECTION 1:** The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from General Commercial to Office, Research, and Light Industrial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of Lot 1, Mendenhall & Humphries Addition – Lots 1 & 2, Sebastian County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southwest Corner of Lot 1, Humphries Subdivision. Thence along the South line of Lot 1 Humphries Subdivision and the North line of Lot 1, Mendenhall & Humphries Addition – Lots 1 & 2, South 87 degrees 39 minutes 15 seconds East, 205.50 feet. Thence leaving said South & North lines, South 03 degrees 08 minutes 02 seconds West, 120.73 feet to the South line of Lot 1, Mendenhall & Humphries Addition – Lots 1 & 2. Thence along the South line of said Lot 1, North 86 degrees 36 minutes 15 seconds West, 195.07 feet to an existing rebar. Thence leaving said South line, North 01 degrees 57 minutes 04 seconds West, 117.47 feet to the Point of Beginning, containing 0.55 acres and subject to any Easements of Record.

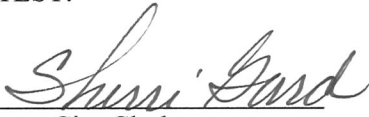
More commonly known as 3706 Towson Avenue.

**SECTION 2:** The real property described in Section 1 is hereby rezoned from Commercial Heavy (C-5) to Industrial Light (I-1) subject to structures having a maximum height of twenty (20) feet and development plan No. 9-5-23.

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

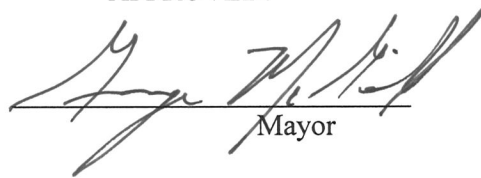
PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF June, 2023.

ATTEST:



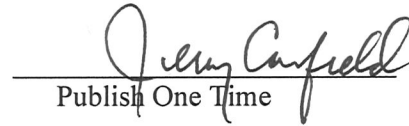
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time