

ORDINANCE NO. 49-14**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 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 August 12, 2014, that said change be made; and,

WHEREAS, the 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. 18-8-14 to rezone certain properties hereinafter described, and, having considered said request, recommended on August 12, 2014, 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 General Commercial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Lot 5 Didier Place and Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 14, Township 7 North, Range 32 West, Sebastian County, Arkansas, more particularly described as follows:

Beginning at an existing iron pin on the Westerly right of way line of U.S. Highway 71 being the Southeast corner of said Lot 5; thence S $61^{\circ}48'42''$ W, 392.80 feet along the South line of said Lot 5 and said line extended to an existing iron pin; thence N $27^{\circ}59'01''$ W, 200.00 feet to an existing iron pin; thence N $61^{\circ}48'42''$ E, 217.80 feet to an

existing iron pin on the West line of Didier Place; thence S 27°59'01"E, 100.00 feet to an existing iron pin being the Northwest corner of said Lot 5; thence N 61°48'42"E, 175.00 feet along the Northerly line of said Lot 5 to an existing iron pin on the Westerly right of way line of U. S. Highway 71; thence S 27°59'01"E, 100.00 feet along said right of way line to the point of beginning, containing 1.40 acres, more or less, being subject to public road rights of way and any easements of record.

more commonly known as 9900 Highway 71 South.

SECTION 2: The real property described in Section 1 is hereby rezoned from Residential Estate One (RE-1) to Commercial Heavy (C-5) by Extension, subject to Planning Commission approval of a development plan prior to the issuance of a building permit.

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

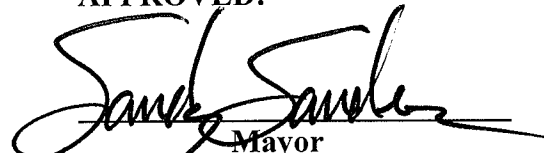
PASSED AND APPROVED THIS 2nd DAY OF September, 2014.

ATTEST:



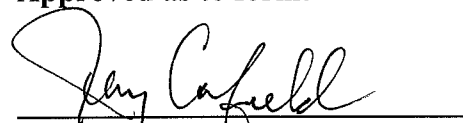
City Clerk

APPROVED:



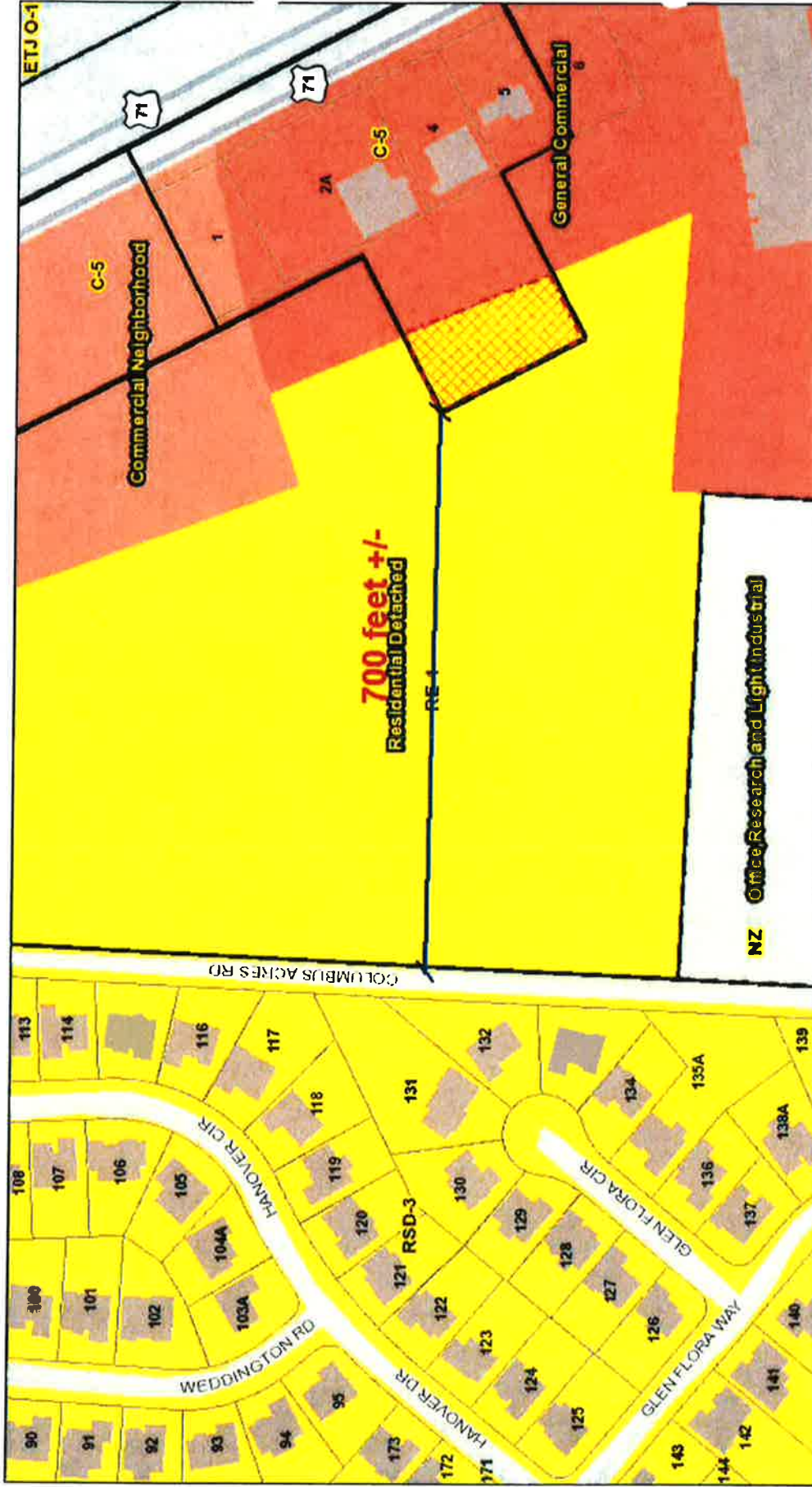
Mayor

Approved as to form:



Publish One Time

Master Land Use Plan Amendment: From Residential Detached to General Commercial 9900 US Highway 71



August 7, 2014

Fort Smith City Limits

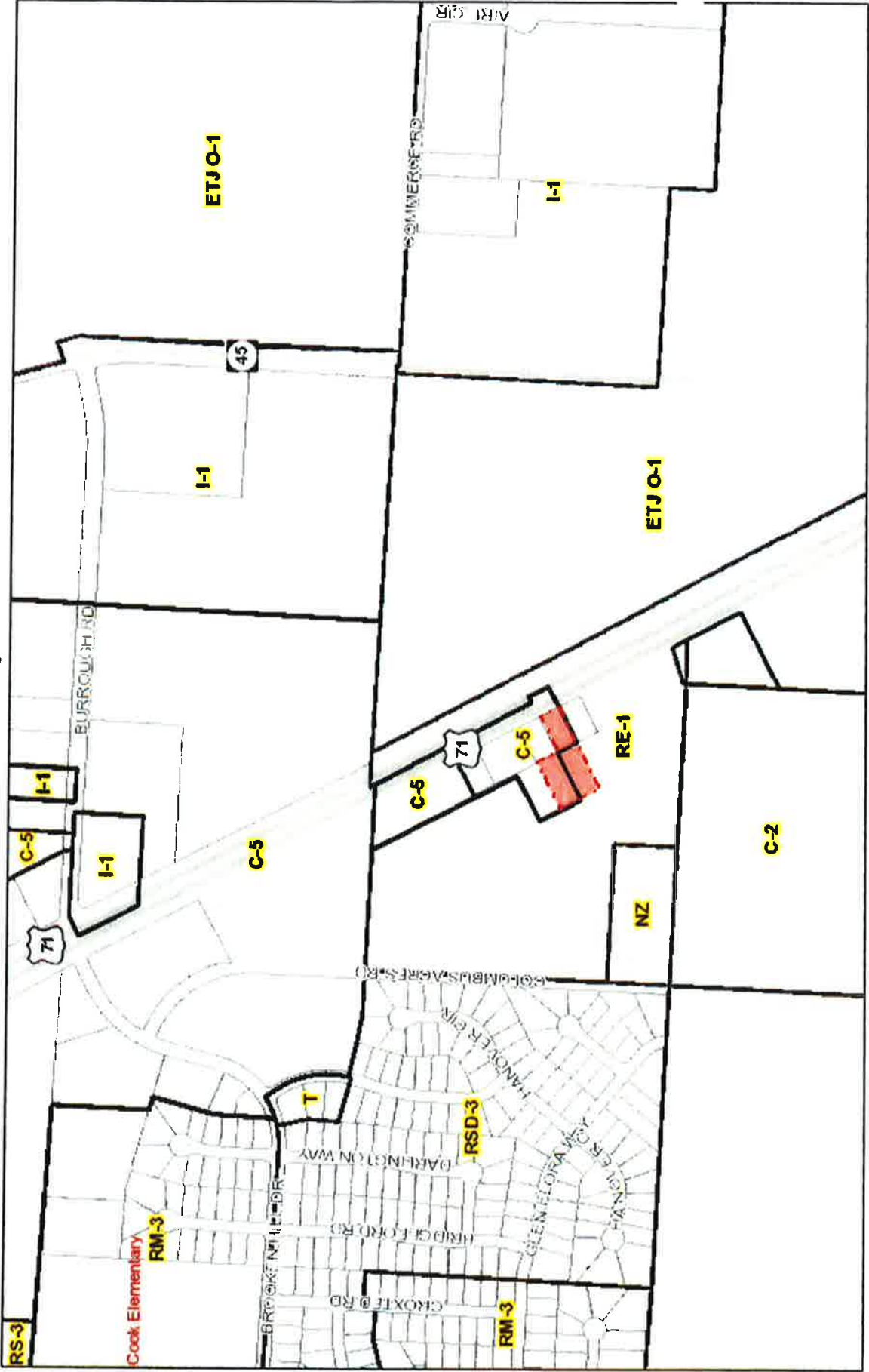
- Zoning
- Subdivisions
- Building Footprints

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1:2,011



Master Land Use Plan Amendment: From Residential Detached to General Commercial 9900 Hwy 71 S



July 21, 2014

Fort Smith City Limits
 Zoning
 Subdivisions

