

#1
as amended

ORDINANCE NO. 20-14

**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 January 14, 2014 and March 11, 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. 7-3-14 to rezone certain properties hereinafter described, and, having considered said request, recommended on March 11, 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 Commercial Neighborhood and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section 31, and part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 8 North, Range 31 West, Fort Smith, Arkansas. Being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Northeast Quarter; thence along the north line of said Northwest Quarter of the Northeast Quarter, S 87°38'35"E, 84.12 feet to the east right-of-way line of Massard Road and the Point of Beginning; thence along said right-of-way line, N 08°00'00"E, 73.35 feet; thence S 87°38'35"E, 89.23 feet; thence N 02°50'27"E, 157.84 feet to the south line of Wellington

Park, being filed for record January 21, 2004 as plat 1719d; thence along said south line, S 87°39'07"E, 496.41 feet to the southeast corner of said Wellington Park, said point being on the west line of Wellington Place, being filed for record October 27, 1993 as plat 1253; thence along said west line, S 02°52'37"W, 230.92 feet to the southwest corner of said Wellington Place; thence along the south line of said Wellington Place, S 87°38'35"E, 50.00 feet; thence S 02°03'52"W, 652.02 feet; thence N 87°56'08"W, 253.46 feet; thence S 02°37'29"W, 260.01 feet; thence N 87°56'08"W, 420.02 feet to said east right-of-way line of Massard Road; thence along said right-of-way line the following courses: N 02°37'29"E, 464.33 feet; 371.51 feet along the arc of a curve to the right, said curve having a radius of 3960.00 feet and being subtended by a chord having a bearing of N 05°18'45"E and a distance of 371.37 feet; N 08°00'00"E, 80.65 feet to the Point of Beginning. Containing 15.26 acres, more or less.


more commonly known as 4401 Massard Road.

SECTION 2: The real property described in Section 1 is hereby rezoned from Residential Single Family Duplex Low/Medium Density (RSD-2) to a Planned Zoning District by Classification. The approved change in zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zone Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby as amended by the Board of Directors, 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 1st DAY OF April, 2014.

ATTEST:

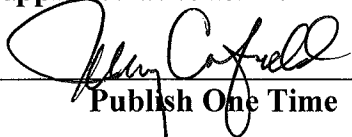


City Clerk

APPROVED:


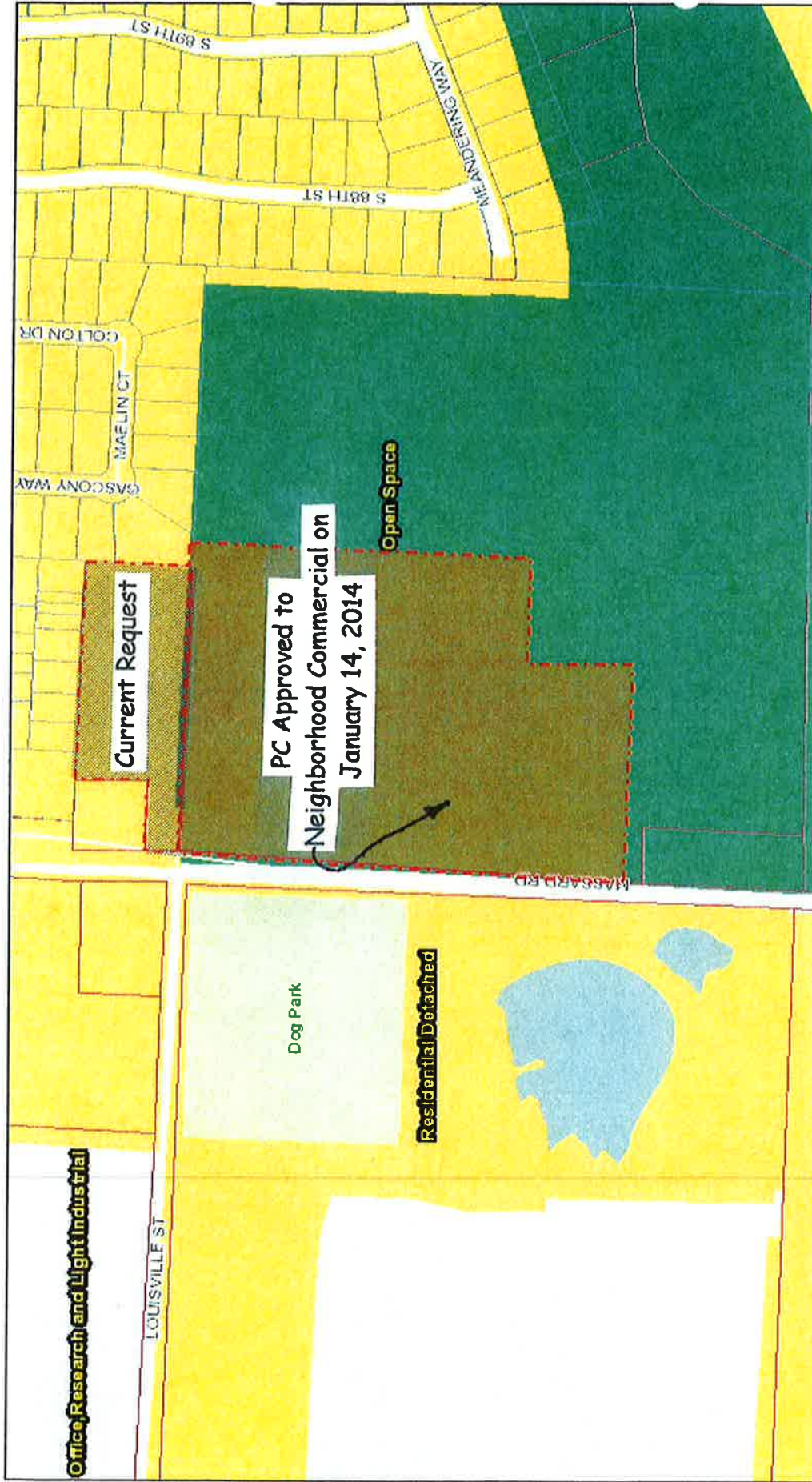
Mayor

Approved as to form:



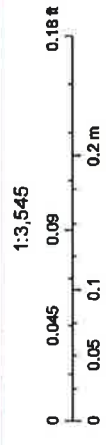
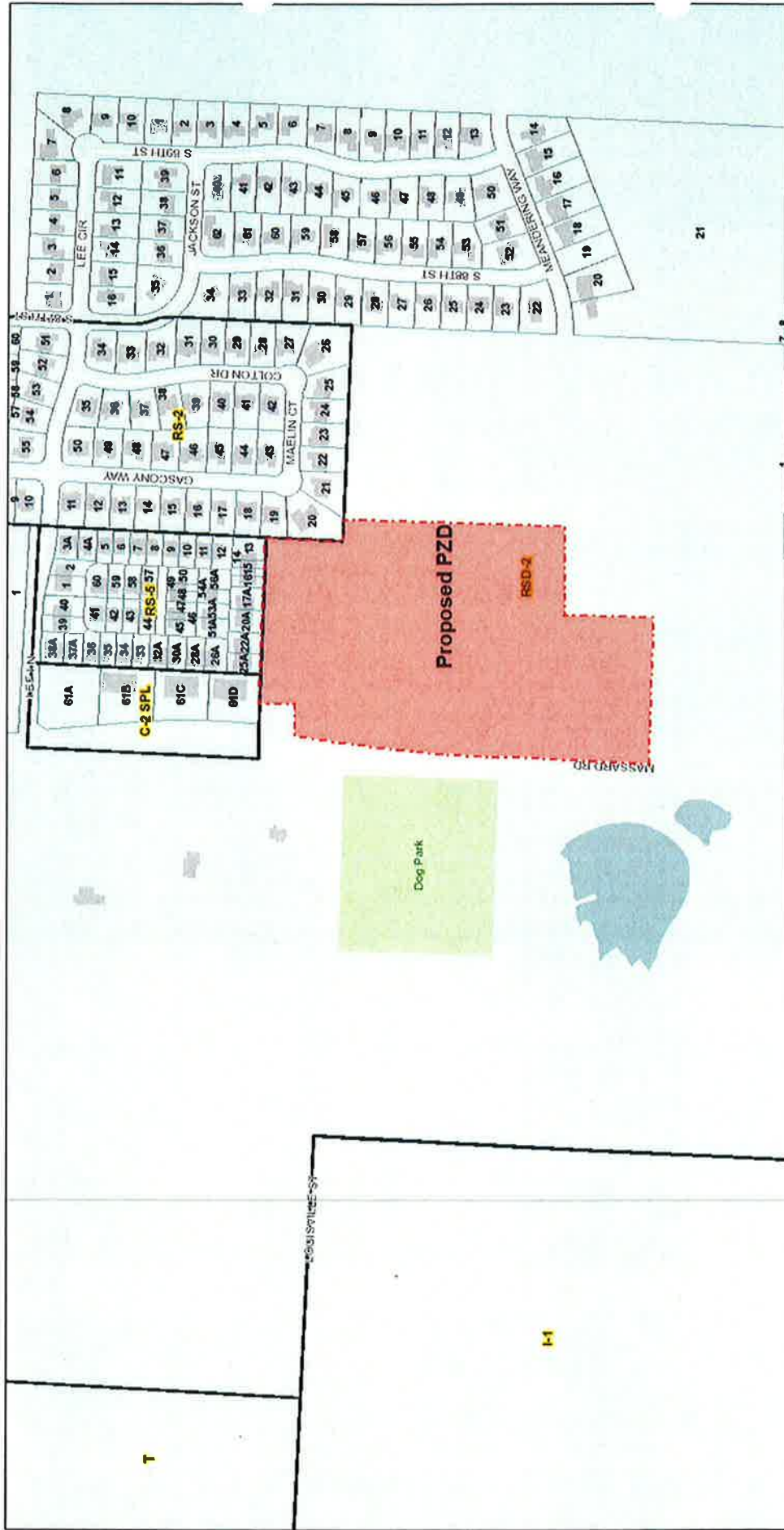
Publish One Time

Master Land Use: From Residential Detached to Commercial Neighborhood 4401 Massard Road



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Rezoning #7-3-14: From Residential Single Family-Duplex Low/Medium Density (RSD-2) to PZD 4401 Massard Road



- February 20, 2014
- Fort Smith City Limits
- Zoning
- Subdivisions
- Building Footprints

HG