

ORDINANCE NO. 89-15**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 November 10, 2015, 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. 18-11-15 to rezone certain properties hereinafter described, and, having considered said request, recommended on November 10, 2015, 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 Open Space/Office, Research, Light Industrial to Office, Research and Light Industrial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 7 North, Range 32 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Northwest Corner of said Southwest Quarter of the Southwest Quarter; Thence along the north line of said Southwest Quarter of the Southwest Quarter,

S86°43'30"E, 48.00 feet to the Point of Beginning on the east right-of-way line of South 28<sup>th</sup> Street; Thence continuing along said north line, S86°43'30"E, 661.61 feet to the northeast corner of Grant Whiteside Acres, and addition to the City of Fort Smith, Sebastian County, Arkansas, being filed for record September 1, 1948; Thence along the west line of said addition the following courses: S22°18'27"E, 144.59 feet; S08°58'27"E, 298.50 feet to the southwest corner of said addition, said point being on the north line of 540 Commercial Park, an addition to the City of Fort Smith, Sebastian County, Arkansas, being filed for record January 4, 1977; Thence along said north line, N87°24'09"W, 134.81 feet to the northwest corner of said addition; Thence along the west line of said addition, S03°16'33"W, 871.05 feet to the north right-of-way line of Cavanaugh Road; Thence along said right-of-way line the following courses: N86°53'33"W, 99.82 feet; S85°02'04"W, 121.24 feet; N86°47'17"W, 406.14 feet to a point on said east right-of-way line of South 28<sup>th</sup> Street; Thence along said east right-of-way line the following courses: N53°41'50"W, 20.59 feet; N07°46'55"W, 51.94 feet; N03°18'11"E, 1250.68 feet to the Point of Beginning. Containing 20.41 acres, more or less.

more commonly known as 2801 Cavanaugh Road.

**SECTION 2:** The hereinafter described property is hereby rezoned from Commercial Heavy (C-5) to Industrial Light (I-1) by Extension, subject to the Planning Commission approved development plan.

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 7 North, Range 32 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Northwest Corner of said Southwest Quarter of the Southwest Quarter; Thence along the north line of said Southwest Quarter of the Southwest Quarter, S86°43'30"E, 48.00 feet to the Point of Beginning on the east right-of-way line of South 28<sup>th</sup> Street; Thence continuing along said north line, S86°43'30"E, 661.61 feet to the northeast corner of Grant Whiteside Acres, and addition to the City of Fort Smith, Sebastian County, Arkansas, being filed for record September 1, 1948; Thence along the west line of said addition the following courses: S22°18'27"E, 144.59 feet; S08°58'27"E, 298.50 feet to the southwest corner of said addition, said point being on the north line of 540 Commercial Park, an addition to the City of Fort Smith, Sebastian County, Arkansas, being filed for record January 4, 1977; Thence along said north line, N87°24'09"W, 134.81 feet to the northwest corner of said addition; Thence along the west line of said addition, S03°16'33"W, 871.05 feet to the north right-of-way line of Cavanaugh Road; Thence along said right-of-way line the following courses: N86°53'33"W, 99.82 feet; S85°02'04"W, 121.24 feet; N86°47'17"W, 406.14 feet to a point on said east right-of-way line of South 28<sup>th</sup> Street; Thence along said east right-of-way line the following courses: N53°41'50"W, 20.59 feet; N07°46'55"W, 51.94 feet; N03°18'11"E, 1250.68 feet to the Point of Beginning. Containing 20.41 acres, more or less.

more commonly known as 2801 Cavanaugh Road.

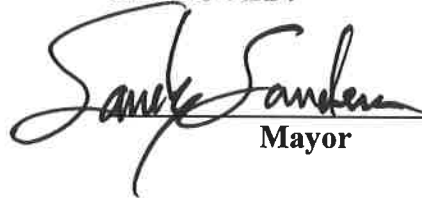
The zoning map of the City of Fort Smith is hereby amended to reflect said rezoning.

PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF December, 2015.

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

**APPROVED:**

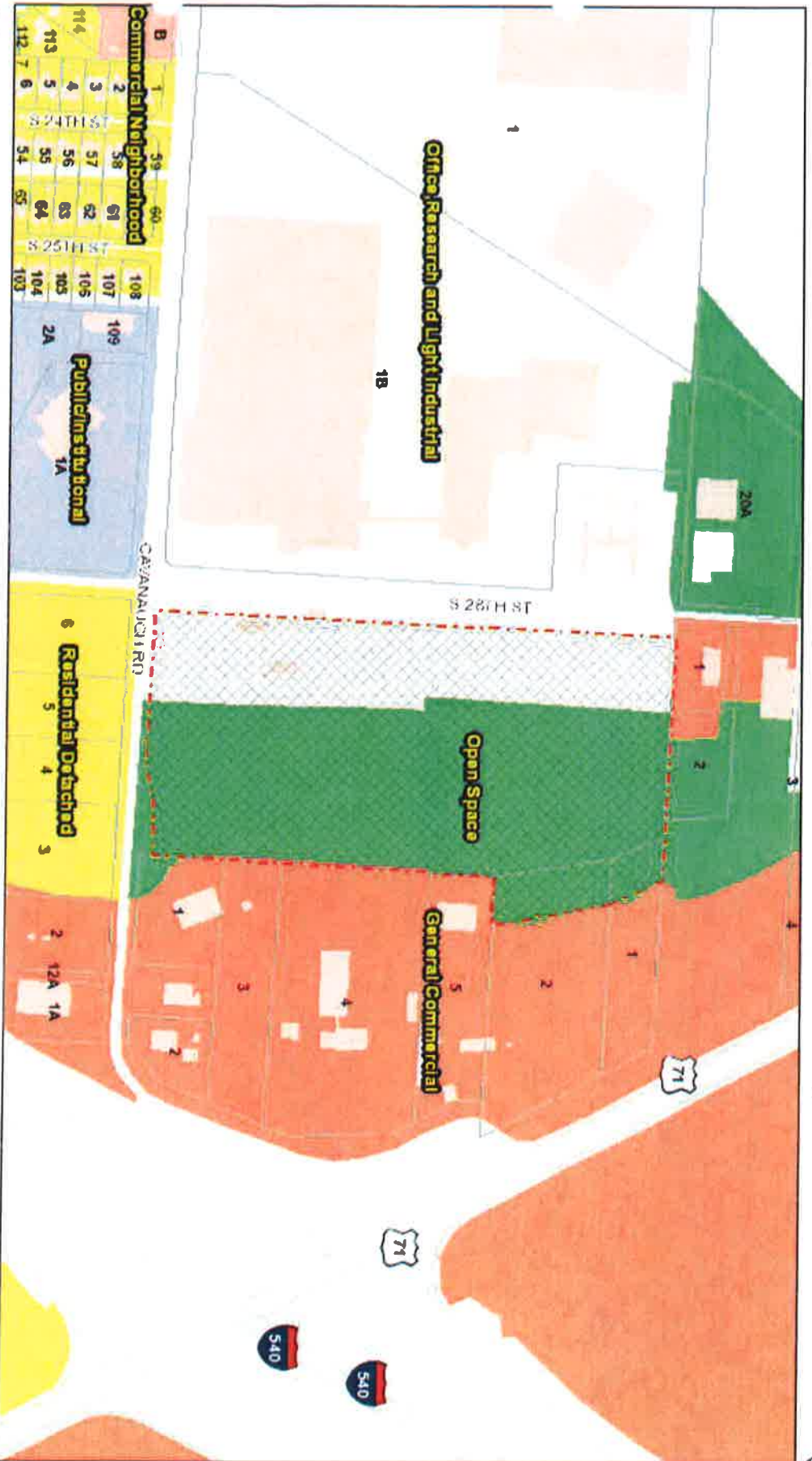
  
\_\_\_\_\_  
Mayor

**Approved as to form:**

  
\_\_\_\_\_  
Publish One Time

# Master Land Use: From Office, Research and Light Industrial and Open Space to Office, Research and Light Industrial at 2801 Cavanaugh Road

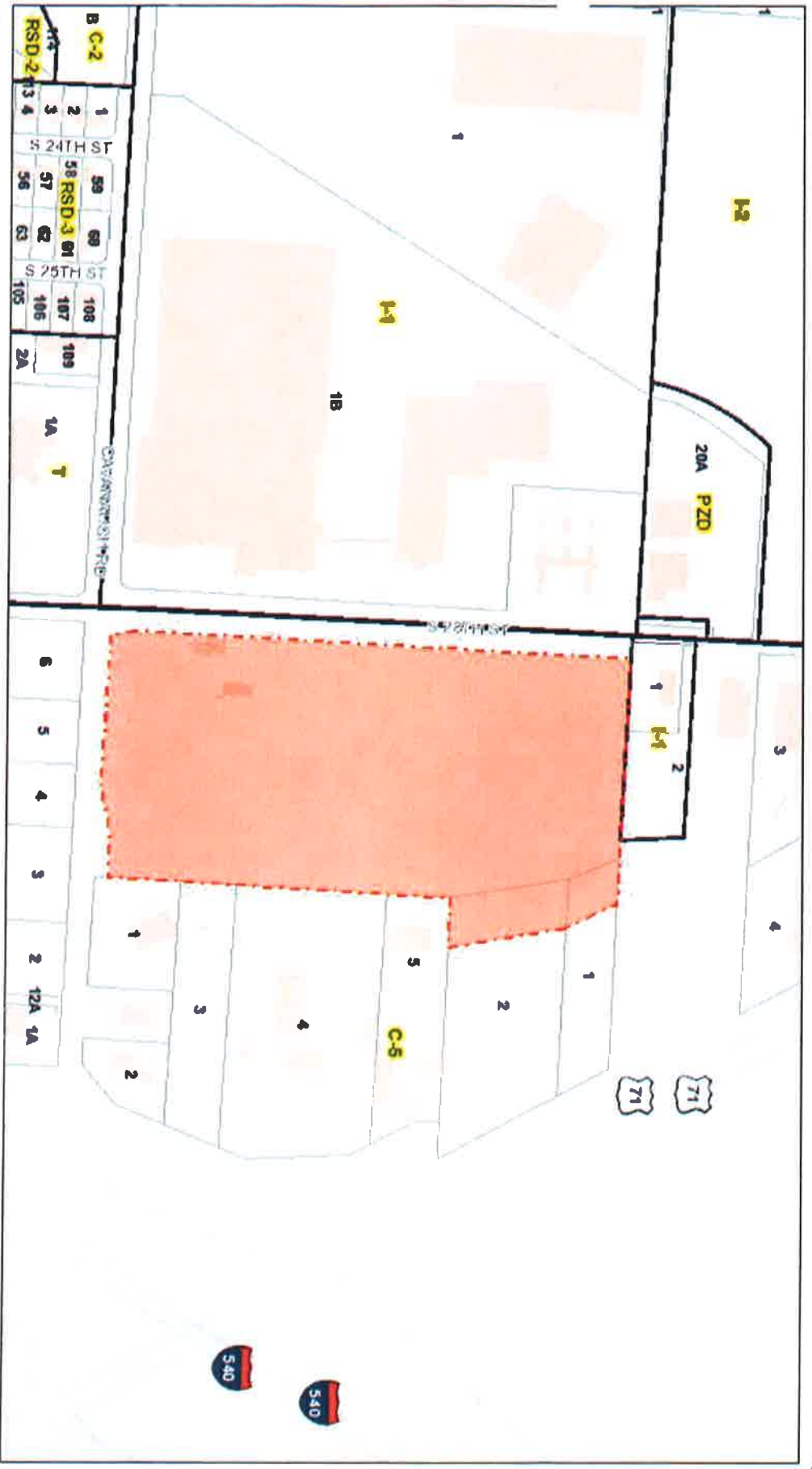
IF  
C



October 23, 2015  
 [ ] Fort Smith City Limits  
 [ ] Subdivisions  
 [ ] Building Footprints  
 Land Use

# Rezoning #18-11-15: From Commercial Heavy (C-5) to Industrial Light (I-1) 2801 Cavanaugh Road

39



- October 23, 2015
- Fort Smith City Limits
  - Zoning
  - Subdivisions
  - Building Footprints

