

ORDINANCE NO. 42-16

AN ORDINANCE REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP

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BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

SECTION 1: That the following properties to-wit:

**From Transitional (T) to Residential Single Family Medium/High Density (RS-3) by Classification**

South 25 feet, Lot 2, Block 2, Hendricks Hills #1 (1216 Hendricks Boulevard)

**From Residential Single Family Duplex Low/Medium Density (RSD-2) to Residential Single Family Medium/High Density (RS-3) by Classification**

Lots 3-7, Block 2, Hendricks Hills #2; and Lots 1-13 and Lot 18, Block 3, Hendricks Hills #1 (1216, 1220, 1314, 1402, 1404, 1414, 1510, 1514, 1516, 1528 Hendricks Boulevard and 1531 South 37<sup>th</sup> Street)

**From Residential Single Family Duplex Low/Medium Density (RSD-2) to Residential Single Family High Density (RS-4) by Extension**

South 10 feet of Lot 3 and all of Lots 4, 5, 6, and Lots 10, 11, 12, Block 5, Hendricks Hills #3 (1411 & 1415 Hendricks Boulevard and 3909, 3911 and 3915 South "N" Street)

Lots 1 thru 4, Block 6, Hendricks Hills #3 (1503, 1507, 1509 Hendricks Boulevard)

Lots 1 thru 4 and the South 25 feet of Lot 5, Block 2, Hendricks Hills #3 (1404, 1408, & 1414 South 40<sup>th</sup> Street)

North 33.3 feet, Lot 2 and Lots 3-12, Block 3, Hendricks Hills #3 (1500, 1508, 1510, 1516, 1520, 1530, and 1532 South 40<sup>th</sup> Street)

North 30 feet of Lot 2 and Lot 3-17 and the south 10 feet of Lot 18, Block 4, Hendricks Hills #3 (1405, 1409, 1415, 1505, 1515, 1517, 1521, 1525, 1529, and 1531 South 40<sup>th</sup> Street)

Street)

Lots 14-17, Block 3, Hendricks Hills #1 (1532 Hendricks Boulevard and 1535 South 37<sup>th</sup> Street)

Part of the West half of the West half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 32 West, Sebastian County, Fort Smith District, Arkansas, being more particularly described as follows:

Beginning at an existing post at the Southeast corner of the West half of the West half of the Northeast Quarter of the Northeast Quarter; thence North 89 degrees 59 minutes 42 seconds West, 330.49 feet; thence North 00 degrees 16 minutes 40 seconds West, 188.26 feet; thence East, 230.90 feet to an existing iron pin; thence North 00 degrees 04 minutes 10 seconds West; 75.00 feet to an existing iron pin; thence South 89 degrees 58 minutes 49 seconds East, 100.09 feet to an existing iron pin; thence South 00 degrees 06 minutes 34 seconds East; 263.26 feet to the point of beginning. Except public roads. (1523 Hendricks Boulevard)

AND

A part of the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 22, Township 8 North, Range 32 West, Sebastian County, Arkansas, as follows: Beginning at a point 263.26 feet North of the SW corner of said NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence East, 330.9 feet, more or less, to the East line of said W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence South 75 feet; thence West 330.9 feet to the West line of said NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence North 75 feet to the point of beginning. Less and except the East 100 feet of the above described property. Less and except public roads, easements and rights of way. (1519 Hendricks Boulevard)

AND

Part of the West half of the West half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the West half of the West half of the Northeast Quarter of the Northeast Quarter, said point being the centerline of Hendricks Boulevard; thence East along the South line of said West half, 25.00 feet to the East right of way line of Hendricks Boulevard; thence along said right-of-way line North, 263.26 feet to the point of beginning; thence continue North along said right of way line, 66.54 feet; thence leaving said right of way line South 89 degrees 48 minutes 15 seconds East, 225.30 feet; thence South 00 degrees 04 minutes 09 seconds East 66.14 feet; thence North 89 degrees 55 minutes 53 seconds West, 225.38 feet to the point of beginning. Except public roads. (1515 Hendricks Boulevard)

AND

Part of the Northeast Quarter of the Northeast Quarter, Section 22, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at a point marking the Southwest Corner of the Northeast Quarter of the Northeast Quarter; thence along the south line of said forty, North 89 degrees 34 minutes 05 seconds East, 25.00 feet to a point on the east right of way line of Hendricks Boulevard. Thence leaving said south line and along said east right of way line, North 00 degrees 25 minutes 55 seconds West, 329.80 feet to a ½ inch existing rebar and the Point

of Beginning. Thence continue along said east right of way line, North 00 degrees 25 minutes 55 seconds West, 64.87 feet to a ½ inch existing iron pin marking the Southwest Corner of Lot 4, Block 6, Hendricks Hills No. 3 (Revised). Thence leaving said east right of way line and along the south line of Lots 4 thru 6, Block 6, South 89 degrees 38 minutes 56 seconds East, 226.33 feet to a ½ inch set rebar with cap. Thence leaving said south line, South 00 degrees 28 minutes 50 seconds West, 64.26 feet to a ½ inch existing iron pin; thence North 89 degrees 48 minutes 15 seconds West, 225.30 feet to the point of beginning. Subject to all easements, covenants and restrictions. Subject to all previous reservations, exceptions and conveyances of oil, gas and other minerals. Subject to any oil and gas leases. (1511 Hendricks Boulevard)

AND

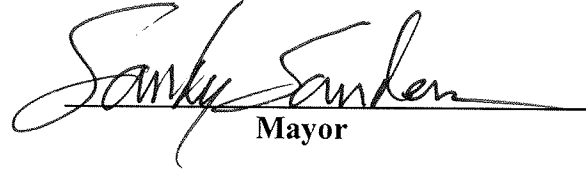
Lot 8 and the North 17.3 feet of Lot 7 in Block 3, in Hendricks Hills No. 3 Addition to the City of Fort Smith, Arkansas, according to the revised plat. Also, Part of the West Half of the West Half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 32 West, described as follows: Beginning at a point 394.65 feet North and 250.9 feet East of the Southwest Corner of said W/2 W/2 NE/4 NE/4; thence East 80 feet, more or less to the East line of said W/2 W/2 NE/4 NE/4; thence South 65 feet; thence West 80 feet, more or less; thence North 65 feet to the point of beginning. ALSO, part of the W/2 W/2 NE/4 NE/4, Section 22-8-32 as follows: Beginning at a point 263.26 feet North and 250.5 feet East of the SE corner of said W/2 W/2 NE/4 NE/4 thence North 66.64 feet; thence East 80.4 feet; thence South 66.64 feet; thence West 80.4 feet to the point of beginning. (Part of 1510 South 40<sup>th</sup> Street)

more commonly known as 1216-1404 Hendricks, 1411-1532 Hendricks, 1404-1532 South 40<sup>th</sup> Street, 1531 and 1535 South 37<sup>th</sup> Street and 3909, 3911 and 3915 South "N" Street, should be,


and is hereby rezoned from Residential Single Family Duplex Low/Medium Density (RSD-2) and Transitional (T) to Residential Single Family Medium/High Density (RS-3) by Classification and from Residential Single Family Duplex Low/Medium Density (RSD-2) to Residential Single Family High Density (RS-4) by Extension.

PASSED AND APPROVED THIS 2<sup>nd</sup> DAY OF August, 2016.

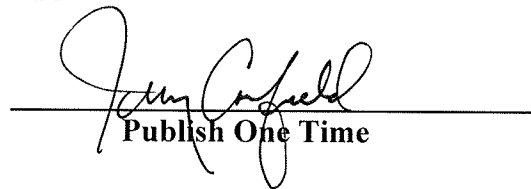
APPROVED:

  
\_\_\_\_\_  
Mayor

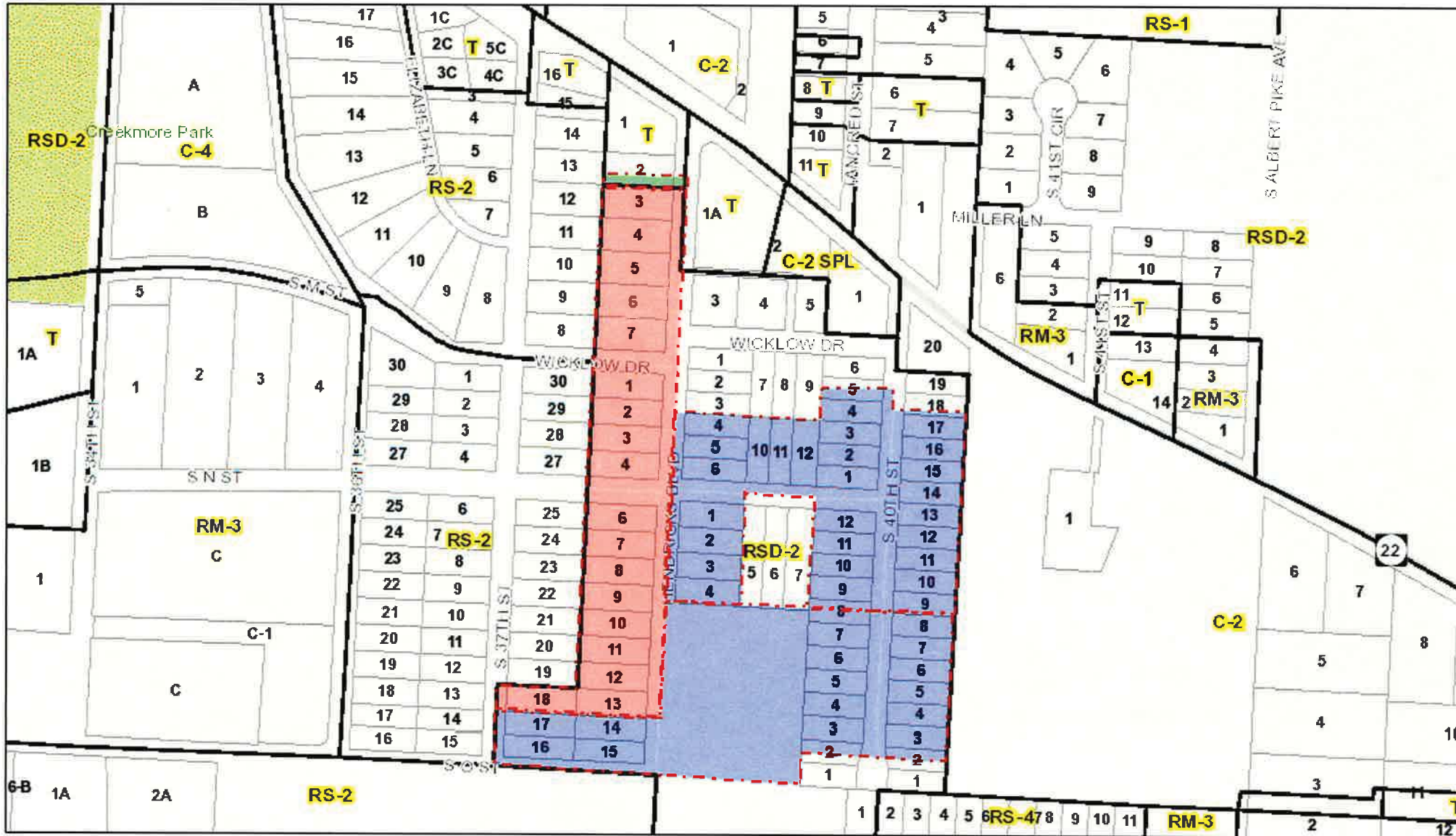
ATTEST:

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

Approved as to form:

  
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Publish One Time

# Revised Map Rezoning #14-7-16: from RSD-2 to RS-3 (red), from RSD-2 to RS-4 (blue) & from T to RS-3 (Green)



July 29, 2016

- Fort Smith City Limits
- Parks
- Zoning
- Subdivisions

