

ORDINANCE NO. 17-16

**AN ORDINANCE REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

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**WHEREAS**, the City Planning Commission has heretofore held a public hearing upon request No. 5-2-16 to rezone certain properties hereinafter described, and, having considered said request, recommended on February 9, 2016, 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:** That the following properties to-wit:

Part of the North Half of the Northwest Quarter of Section 35, Township 8 North, Range 32 West, Fort Smith, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 35; Thence along the east line of said Northeast Quarter of the Northwest Quarter, N03°13'59"E, 105.69 feet to the north right-of-way line of Phoenix Avenue, said point also being the southeast corner of Lot 1, Hanna Phoenix Addition, Fort Smith, Sebastian County, Arkansas, being filed for record November 10, 2005 as plat 1750D; Thence along said north right-of-way line and the south line of said Lot 1 (does not reflect 5 foot right-of-way dedication), 439.69 feet along the arc of a curve to the right, said curve having a radius of 1460.00 feet and being subtended by a chord having a bearing of S84°25'36"W and a distance of 438.03 feet; Thence continuing along said north right-of-way line and said south line of Lot 1, N86°56'45"W, 79.60 feet to the southwest corner of said Lot 1 and the Point of Beginning; Thence continuing along said north right-of-way line, N86°56'45"W, 1133.02 feet; Thence leaving said north right-of-way line, N25°32'05"W, 138.70 feet to the south right-of-way line of Interstate 540; Thence along said south right-of-way line, N64°31'41"E, 791.97 feet; Thence continuing along said south right-of-way line, N64°29'55"E, 179.93 feet to the northwest corner of said Lot 1; Thence leaving said south right-of-way line and along the west line of said Lot 1, S27°28'13"E, 680.29 feet to the Point of Beginning. Containing 9.17 acres, more or less.

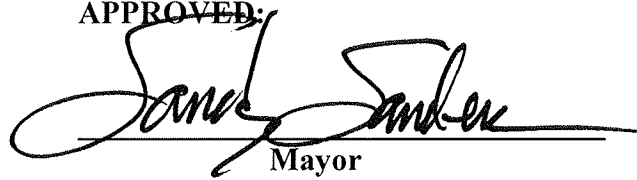
more commonly known as 4501 to 4801 Phoenix Avenue, should be, and is hereby rezoned

from Commercial Heavy (C-5) with special conditions (C-5-SPL) to Commercial Heavy (C-5) with special conditions (C-5-SPL) by Extension, subject to the following:


- Development shall occur in accordance with the submitted concept plan. Any significant changes from the submitted concept plan will require Planning Commission approval
- The development shall have access connectivity with the adjacent property to the east (Academy Sports & Outdoors)

PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF March, 2016.

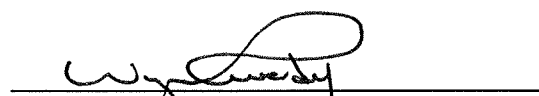
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

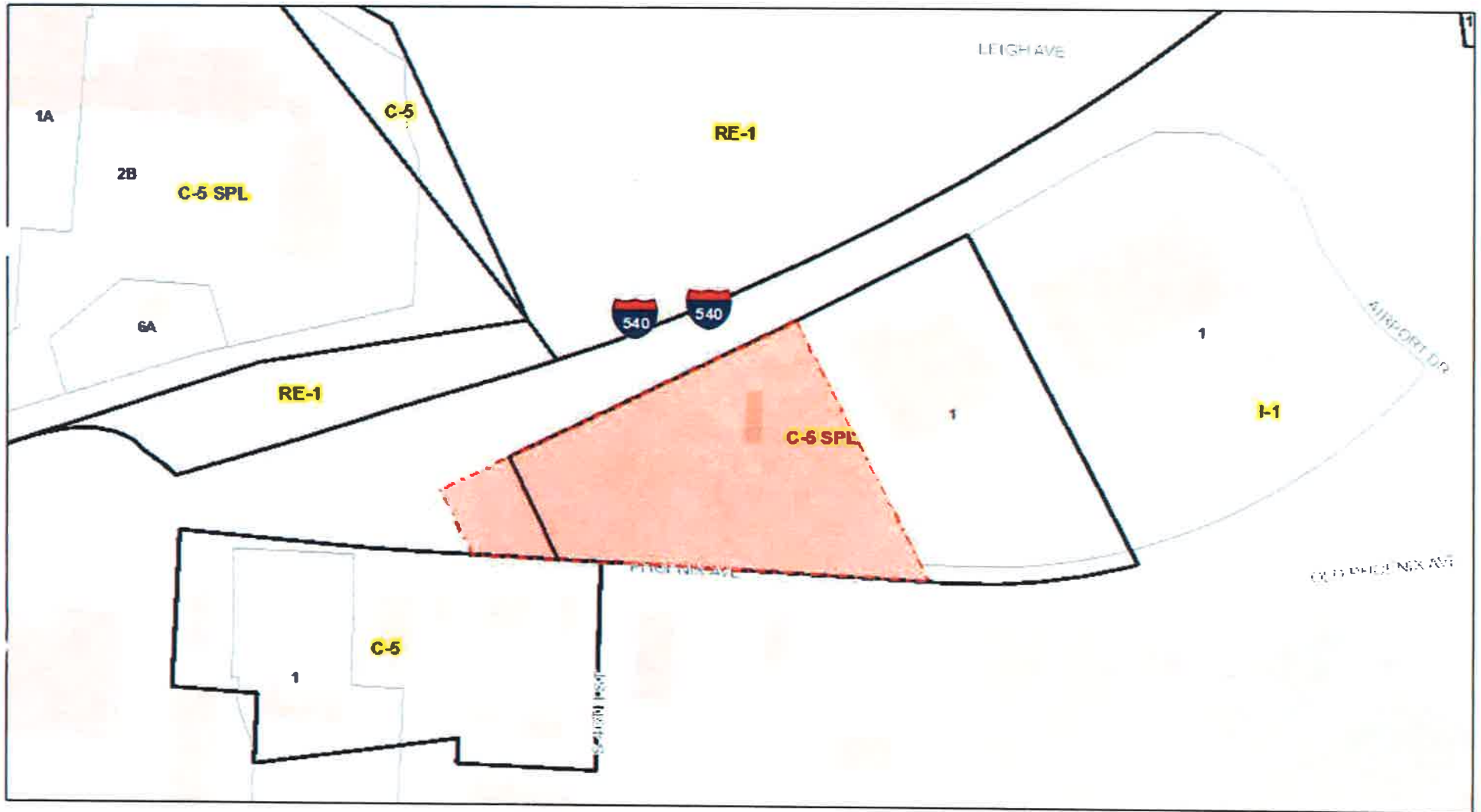
  
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City Clerk

Approved as to form:





  
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Publish One Time

# Rezoning #5-2-16: From Commercial Heavy Special (C-5 SPL) to Commercial Heavy (C-5) 4501 to 4801 Phoenix Avenue

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January 20, 2016

-  Fort Smith City Limits
-  Zoning
-  Subdivisions
-  Building Footprints

