

ORDINANCE NO. 6363

AN ORDINANCE AMENDING SHIRLEY PLANNED DEVELOPMENT (PD) ALONG POSTAL RIDGE TO ADD SPECIFIC NONRESIDENTIAL USES TO THE LIST OF APPROVED USES; AND FOR OTHER PURPOSES.

WHEREAS, the Hot Springs Planning Commission, at its legally advertised public hearing held on December 10, 2020 voted 7-1 (White) to accept staff report findings, recommends that Shirley Planned Development (PD) add specific nonresidential land uses subject to site plan approval by Planning Commission for the subject property along Postal Ridge.

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Hot Springs, Arkansas, as follows:

SECTION 1. Zoning Amendment. That approved uses for the following described land Shirley Planned Development shall be amended:

A TRACT OF LAND BEING A PART OF THE NW¼ OF THE NW¼ OF SECTION (20), TOWNSHIP (3) SOUTH, RANGE (19) WEST OF THE FIFTH P.M. IN GARLAND COUNTY ARKANSAS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SAID NW¼ NW¼, AS MARKED BY A 2" DIA. ALUMINUM CAP ON A #5 REBAR AND RUN N01°08'57"E ALONG THE WEST LINE OF THE SAID NW¼ NW¼ 520.00 FT. TO A 2" DIA. ALUMINUM CAP ON A #5 REBAR; THENCE N25°19'34"E 246.72 FT. TO A 2" DIA. ALUMINUM CAP ON A #5 REBAR; THENCE S89°29'45"E 253.56 FT. TO A 2" DIA. ALUMINUM CAP ON A #5 REBAR ON THE WEST R/W OF POSTAL RIDGE COURT, THENCE S 0°30'15"W ALONG THE SAID R/W OF POSTAL RIDGE COURT 105.31 FT. TO A POINT; THENCE S89°30'11"E ALONG THE SOUTH R/W OF POSTAL RIDGE COURT 50.00 FT. TO A ½" DIA. REBAR SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE U.S. POSTAL SERVICE PROPERTY; THENCE CONTINUE S89°30'11"E LONG THE SOUTH LINE OF THE SAID POSTAL SERVICE PROPERTY 484.77 FT. TO A ½" DIA. REBAR SET IN CONCRETE; THENCE S 0°30'03"W ALONG THE WEST LINE OF LOT 11 OF ABBOTTS SUBDIVISION 118.46 FT. TO A 1" DIA. PLASTIC CAP ON A #4 REBAR; THENCE S89°02'11"W ALONG THE NORTH LINE OF THE J. DAVID BARRON PROPERTY, AS RECORDED IN DEED RECORD 1079 PAGE 765, 100.55 FT. TO A 1" DIA. PLASTIC CAP ON A #4 REBAR; THENCE S01°17'22"W ALONG THE WEST LINE OF THE SAID BARRON PROPERTY 521.00 FT. TO A 1" DIA. PLASTIC CAP ON A #4 REBAR; THENCE N89°15'15"W ALONG THE SOUTH LINE OF THE SAID NW¼ NW¼ 790.12 FT. TO THE POINT OF BEGINNING. TRACT CONTAINS 12.50 ACRES.

SECTION 2. Approved Nonresidential Uses.

a. *Shirley Planned Development sitewide:*

- Appliance repair or sales
- Barber/beauty shop
- Business machine sales/service
- Convenience or specialty retail

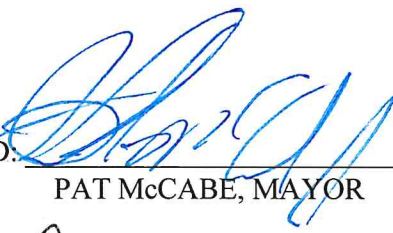
- Daycare
- Medical Office/Clinic
- Financial institution
- Physical therapy/fitness center
- Gallery/museum
- Personal services
- Nursing /convalescent home
- Office
- Restaurant (without drive-through)
- School – business, commercial or trade
- School – preschool
- Sporting goods store
- Studio, Production
- Vehicle parts – retail or wholesale
- Wholesale, enclosed

b. Shirley Planned Development North of an east-west line to be drawn 50' south of a line extending the south property line of GC RPID #4198 (Dr. Braley):

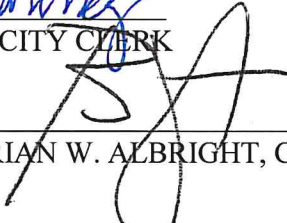
- lodging

SECTION 3. Issuance of Permits. That no permits shall be issued until the effective date of this ordinance.

PASSED: January 5, 2021

APPROVED: 
 PAT McCABE, MAYOR

ATTEST: 
 HARMONY MORRISSEY, CITY CLERK

APPROVED AS TO LEGAL FORM: 
 BRIAN W. ALBRIGHT, CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF ARKANSAS COUNTY OF GARLAND SUBSCRIBED AND SWORN to before me this 5th day of January, 2021.


 Notary Public

My Commission Expires:
11-04-2029

