

ORDINANCE NO. 6447

AN ORDINANCE AMENDING THE ZONING MAP TO DESIGNATE C-TR ZONING AT 520 LAKESHORE DRIVE; AND FOR OTHER PURPOSES.

*WHEREAS*, Planning Commission duly advertised and held a public hearing on October 13, 2022, voted 7-0 to accept staff report findings and to recommend approving this zone change request assigning C-TR Commercial Transition District zoning; and

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

**SECTION 1. Zoning Amendment.** That the following described land known 520 Lakeshore Drive, shall rezoned to C-TR Commercial Transition District:

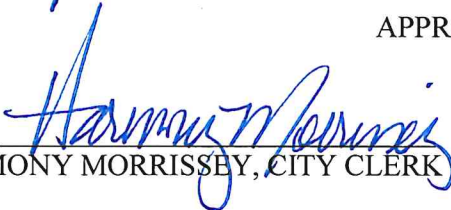
A PART OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF THE SOUTHWEST 1/4 OF SAID SECTION 18, THENCE SOUTH 1°51'38" WEST, 231.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LAKESHORE DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 72°03'05" WEST, 140.09 FEET; 2) THENCE SOUTH 70°48'17" WEST, 68.45 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 70-270 BYPASS A.K.A. MARTIN LUTHER KING EXPRESSWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES 1) THENCE NORTH 41°52'05" WEST, 95.80 FEET; 2) THENCE NORTH 7°59'31" EAST, 219.74 FEET; 3) THENCE NORTH 34°08'24" WEST, 272.02 FEET; 4) THENCE NORTH 70°18'50" EAST, 246.48 FEET; 5) THENCE NORTH 20°52'02" WEST, 35.08 FEET TO THE CENTER OF STOKES CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING 10 COURSES: 1) THENCE NORTH 66°22'38" EAST, 151.28 FEET; 2) THENCE NORTH 46°03'06" EAST, 60.48 FEET; 3) THENCE SOUTH 66°43'43" EAST, 57.44 FEET; 4) THENCE SOUTH 54°25'02" EAST, 43.71 FEET; 5) THENCE NORTH 86°33'04" EAST, 115.11 FEET; 6) THENCE NORTH 76°44'01" EAST, 200.46 FEET; 7) THENCE NORTH 75°32'35" EAST, 91.58 FEET; 8) THENCE NORTH 83°41'31" EAST, 220.48 FEET; 9) THENCE NORTH 81°55'59" EAST, 198.12 FEET; 10) THENCE NORTH 78°15'04" EAST, 132.6 FEET; THENCE SOUTH 0°00'00" EAST, 78.72 FEET TO THE NORTHWEST CORNER OF LOT 18 OF SOUTH GLEN SUBDIVISION, UNIT ONE; THENCE SOUTH 4°25'15" EAST ALONG THE WEST LINE OF SAID LOT 18, 236.75 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LAKESHORE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 8 COURSES: 1) THENCE SOUTH 73°18'38" WEST, 22.99 FEET; 2) THENCE SOUTH 69°19'50" WEST, 38.89 FEET; 3) THENCE SOUTH 63°36'15" WEST, 59.95 FEET; 4) THENCE SOUTH 57°52'21" WEST, 253.39 FEET; 5) THENCE SOUTH 60°6'47" WEST, 138.59 FEET; 6) THENCE SOUTH 69°19'03" WEST, 157.35 FEET; 7) THENCE SOUTH 71°55'37" WEST, 281.71 FEET; 8) THENCE SOUTH 72°30'21" WEST, 216.28 FEET TO THE POINT OF BEGINNING, CONTAINING 15.77 ACRES, MORE OR LESS.


**SECTION 2. Zoning Map.** That the zoning map referred to in the Zoning Code of the City of Hot Springs, Arkansas is hereby amended to the extent necessary to make the amendment provided for in Section 1 hereof.

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

PASSED: November 1, 2022

APPROVED:   
PAT McCABE, MAYOR

ATTEST:   
HARMONY MORRISSEY, CITY CLERK

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