

ORDINANCE NO. 6449

AN ORDINANCE APPROVING C-4 ZONING AT 825 AIRPORT ROAD, AMENDING THE FUTURE LAND USE PLAN MAP; 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-4 Regional Commercial/ Open Display District zoning; and to amend the Future Land Use Plan Map designation to Linear Commercial Corridor; 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 generally known as 825 Airport Road, shall be rezoned to C-4 Regional Commercial/ Open Display District:

A PART OF THE NW 1/4 NW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID NW 1/4 NW 1/4; THENCE S 01°12'48" W 303.63'; THENCE S 89°17'35" E 20.00' TO THE EAST R/W OF WOODALL STREET AND THE SOUTH R/W OF HIGHWAY 70 (AIRPORT ROAD); THENCE ALONG THE SOUTH R/W OF HIGHWAY 70 THE FOLLOWING COURSES AND DISTANCES: N 34°43'38" E 46.43'; THENCE N 76°37'44" E 61.00'; THENCE N 68°15'22" E 54.99' TO A FOUND REBAR W/CAP (PLS 1459) AND THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH R/W S 00°52'23" W 157.41'; THENCE S 88°49'57" E 128.91' TO A 1/2" REBAR; THENCE S 01°58'43" W 153.27' TO A FOUND REBAR W/CAP (PLS 1702); THENCE N 80°30'05" E 169.25' TO A FOUND REBAR W/CAP (PLS 1023); THENCE N 00°29'32" W 98.36' TO A RAILROAD SPIKE; THENCE N 80°04'12" E 39.18' TO A AXLE; THENCE N 16°31'23" W 303.10' TO A FOUND REBAR W/CAP ON THE SOUTH R/W OF HIGHWAY 70; THENCE ALONG THE SAID R/W S 61°21'44" W 111.44'; THENCE CONTINUING ALONG THE SAID R/W S 68°06'08" W 152.89' TO THE POINT OF BEGINNING. CONTAINING 1.95 ACRES MORE LESS.

LESS AND EXCEPT those portions currently zoned C-4 Regional Commercial/ Open Display District.

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. Future Land Use Map Amendment. That the Future Land Use classification for the real property described in Section 1 is hereby reclassified to Linear Commercial Corridor.

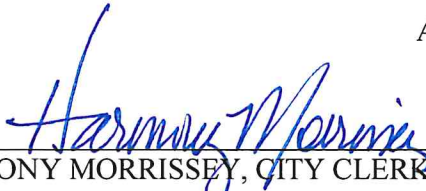
SECTION 4. Issuance of Permits. That no permits shall be issued until the effective date of this ordinance.

PASSED: November 1, 2022

APPROVED:


PAT McCABE, MAYOR

ATTEST:


HARMONY MORRISSEY, CITY CLERK

APPROVED AS TO LEGAL FORM:


BRIAN W. ALBRIGHT, CITY ATTORNEY