

ORDINANCE NO. 6326

AN ORDINANCE APPROVING C-TR ZONING ON LAND KNOWN AS "TRACT 2 OF RTW2, LLC. LOT SPLIT SURVEY" GENERALLY LOCATED AT THE NORTHWEST CORNER OF PIPER AND GLENDALE STREETS, AMENDING THE FUTURE LAND USE PLAN MAP TO DESIGNATE THE AREA NEIGHBORHOOD COMMERCIAL CENTER; AND FOR OTHER PURPOSES.

WHEREAS, Planning Commission duly advertised and held a public hearing on March 12, 2020, voted 6-0 (White recused) to accept staff report findings and to recommend approving this zone change request assigning C-TR Commercial Transitional zoning; and to amend the Future Land Use Plan Map designation to Neighborhood Commercial Center; 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 shall rezoned to C-TR Commercial Transitional District:

Tract 2, RTW2, LLC. Lot Split Survey, a.k.a

A PORTION OF THE NORTHWEST ¼ SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ¼ SOUTHWEST ¼; THENCE SOUTH 89°05'05" WEST ALONG THE NORTH LINE OF SAID NORTHWEST ¼ SOUTHWEST ¼ 474.00 FEET; THENCE SOUTH 02°10'34" WEST LEAVING SAID NORTH LINE 357.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 270 (A.K.A. MALVERN AVENUE); THENCE CONTINUING SOUTH 02°10'34" WEST LEAVING SAID SOUTH RIGHT OF WAY LINE 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°10'34" WEST, 303.35 FEET TO THE NORTH RIGHT-OF-WAY OF GLENDALE STREET; THENCE NORTH 88°21'26" WEST ALONG SAID NORTH RIGHT OF WAY LINE 210.00 FEET TO THE EAST RIGHT OF WAY LINE OF PIPER LANE; THENCE NORTH 02°17'40" EAST ALONG SAID EAST RIGHT OF WAY LINE 303.36 FEET, THENCE SOUTH 88°21'26" EAST LEAVING SAID RIGHT-OF-WAY 209.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES OF LAND, 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. Future Land Use Map Amendment. That the Future Land Use classification for the real property described in Section 1 is hereby reclassified to Neighborhood Commercial Center.

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

PASSED: April 7, 2020

APPROVED: [Signature]
PAT McCABE, MAYOR

ATTEST: [Signature]
HARMONY MORRISSEY, CITY CLERK

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

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF GARLAND

SUBSCRIBED AND SWORN to before me this 7th day of April, 2020

[Signature]
NOTARY-PUBLIC

My Commission Expires: 11-04-2029

