

ORDINANCE NO. 4327

AN ORDINANCE APPROVING C-TR COMMERCIAL TRANSITIONAL ZONING ON LAND KNOWN AS 103 & 105 EDWARDS PLACE, LOT 18 & PART OF LOT 17, BLOCK 1, ED SULLIVAN ADDITION; AMENDING THE FUTURE LAND USE PLAN MAP TO DESIGNATE THE AREA COMMERCIAL ENCLAVE; AND FOR OTHER PURPOSES.

WHEREAS, Planning Commission duly advertised and held a public hearing on March 12, 2020, voted 7-0 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 Commercial; 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:

LOT 18 AND PART OF LOT 17 OF ED SULLIVAN ADDITION, GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 17 ON THE SOUTH RIGHT OF WAY OF EDWARDS PLACE; THENCE SOUTH 90°00'00" EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 00°19'55" EAST 138.89 FEET TO A FENCE CORNER ON THE SOUTH LINE OF SAID LOT 17; THENCE SOUTH 77°38'13" WEST ALONG SAID SOUTH LINE 63.05 FEET TO A FENCE CORNER ON THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 00°17'46" EAST 152.39 FEET TO THE POINT OF BEGINNING. (ACCORDING TO SURVEY BY JOHN C. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED MAY 19, 1997; ALSO KNOWN AS 103 and 105 Edwards Place.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

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 Commercial Enclave.

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: _____

BRIAN W. ALBRIGHT, CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF GARLAND

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

NOTARY PUBLIC

My Commission Expires: 11-04-2029

LEIGH LEAVERTON
Notary Public-Arkansas
Garland County
My Commission Expires 11-04-2029
Commission# 12709265