

ORDINANCE NO. 6340

AN ORDINANCE APPROVING C-4 ZONING ON LAND GENERALLY LOCATED AT CENTRAL AVENUE, CELLABRATE STREET AND GOLF LINKS ROAD; AMENDING THE FUTURE LAND USE PLAN MAP TO DESIGNATE THE AREA LINEAR COMMERCIAL CORRIDOR; AND FOR OTHER PURPOSES.

WHEREAS, Planning Commission duly advertised and held a public hearing on July 9, 2020 at which they voted 9 - 0 to accept staff report findings and to recommend approving this zone change request assigning C-4 Regional Commercial /Open Display zoning; and to amend the Future Land Use Plan Map designation to Linear Commercial Corridor.

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-4 Regional Commercial / Open Display District:

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF CENTRAL AVENUE (HIGHWAY 7); THENCE SOUTH 88°26'35" EAST LEAVING SAID RIGHT-OF-WAY, 199.99 FEET; THENCE SOUTH 0°41'05" WEST, 145.95 FEET; THENCE NORTH 88°31'12" WEST, 205.54 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 COURSES; 1) THENCE NORTH 1°10'40" EAST, 90.32 FEET; 2) THENCE SOUTH 89°47'59" EAST, 4.20 FEET; 3) THENCE NORTH 1°16'51" EAST, 55.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS.

AND;

NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 0°41'05" EAST, 28.27 FEET; THENCE SOUTH 89°18'12" EAST, 3.11 FEET TO THE EASTERLY RIGHT-OF-WAY OF CENTRAL AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY NORTH 1°10'40" EAST, 156.74 FEET; THENCE SOUTH 88°31'12" EAST LEAVING SAID RIGHT-OF-WAY 205.54 FEET; THENCE SOUTH 0°41'05" WEST 158.31 FEET; THENCE NORTH 88°05'19" WEST 206.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

AND;

LOTS 7-9 & 48-50, BLOCK 1 OF THE NORTON ADDITION SUBDIVISION.

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.

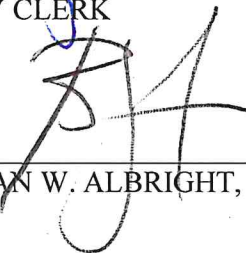
SECTION 3. Future Land Use Map Amendment. That the Future Land Use classification for the real property described in Section 1 is hereby reclassified to Linear Commercial Corridor.

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

PASSED: July 21, 2020

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 21ST day of July, 2020.


NOTARY PUBLIC

My Commission Expires: 11-04-2029

