

ORDINANCE NO. *6346*

AN ORDINANCE APPROVING C-TR ZONING ON LAND GENERALLY LOCATED AT TWIN POINTS AND HIGDON FERRY ROADS; 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 August 13, 2020, voted 8-0 to accept staff report findings and to recommend approving this zone change request assigning C-TR Commercial Transition 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-TR Commercial Transition District:

A PART OF THE SW¼ NE¼ OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 19 WEST OF THE 5TH PRINCIPLE MERIDIAN, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SW¼ NE¼; THENCE S 00°52'21"E, ALONG THE WEST LINE THEREOF, 488.73' TO THE SOUTHERLY LINE OF AN ENTERGY ARKANSAS POWER EASEMENT; THENCE S 66°41'57"E, ALONG THE SAID EASEMENT, 312.86' TO THE POINT OF BEGINNING; THENCE CONTINUE S 66°41'57"E, ALONG THE SAID EASEMENT, 118.77' TO A ½" REBAR; THENCE S 01°41'47"W 153.39' TO A ½" REBAR ON THE NORTH LINE OF TWIN POINTS ROAD; THENCE S 74°51'40"W, ALONG THE SAID NORTH LINE, 89.35'; THENCE TURNING NORTHWESTERLY INTO FOREST LAKES BLVD., ON A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 50.59', A RADIUS OF 32.43', AND HAVING A CHORD BEARING OF N 60°26'45"W, AND CHORD LENGTH OF 45.62'; THENCE N 15°52'29"W, ALONG THE NORTHERLY LINE OF FOREST LAKES BLVD., 57.35'; THENCE, ALONG THE SAID NORTHERLY LINE, ON A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 50.81', AND A RADIUS OF 106.00', WITH A CHORD BEARING OF N 29°36'23"W, AND A CHORD LENGTH OF 50.32', TO THE SOUTH EAST CORNER OF LOT R1 OF FOREST LAKES GARDEN HOMES SUBDIVISION; THENCE N 62°58'28"E, ALONG THE SAID LOT LINE, 25.77'; THENCE N 23°18'03"E, ALONG THE SAID LOT LINE, 98.55' TO THE POINT OF BEGINNING DESCRIBING AN AREA OF 26732.66 SQUARE FEET, OR 0.61 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. 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: September 1, 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 1ST day of September, 2020

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-04-2029

