

ORDINANCE NO. 6362

AN ORDINANCE REZONING CARTER DAIRY PHASE 2 FROM R-1 RURAL RESIDENTIAL TO R-3 LOW/MEDIUM DENSITY RESIDENTIAL; CHANGING THE FUTURE LAND USE PLAN MAP FROM RESIDENTIAL SUBURBAN TO RESIDENTIAL MEDIUM/HIGH; AND FOR OTHER PURPOSES.

WHEREAS, the Hot Springs Planning Commission, at its legally advertised public hearing held on November 12, 2020 voted 9-0 to accept staff report findings, recommends that this zoning change be approved, requests assigning R-3 Low/Medium Density Residential District zoning to the subject property, and amending the Future Land Use Plan Map designation to Residential Medium/High.

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 known as Carter Dairy, Phase 2, shall be rezoned R-3 Low/Medium Density Residential District:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ - NE ¼) OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NW ¼ - NE ¼;
THENCE ALONG THE WEST LINE THEREOF, NORTH 01°12'10" WEST – 1329.03 FEET TO THE NORTHWEST CORNER OF SAID NW ¼ - NE ¼;

THENCE ALONG THE NORTH LINE THEREOF, SOUTH 88°15'36" EAST – 1230.57 FEET TO THE NORTHEAST CORNER OF SAID NW ¼ - NE ¼;

THENCE ALONG THE EAST LINE THEREOF, SOUTH 02°44'45" EAST – 1258.78 FEET;
THENCE LEAVING SAID EAST LINE, SOUTH 88°27'19" WEST – 1262.87 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY R.L. SMITH, AR P.S. NO. 1317, DATED DECEMBER 31, 2013, AND CONTAINING 36.99 ACRES.

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 Residential Medium/High.

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

PASSED: January 5, 2021

APPROVED: [Signature]
PAT McCABE, MAYOR

ATTEST: [Signature]
HARMONY HURST 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 5th day of January, 2021.

[Signature]
Notary Public

My Commission Expires:
11-04-2029

