

ORDINANCE NO. 6408

AN ORDINANCE AMENDING THE ZONING MAP FROM R-2 SUBURBAN RESIDENTIAL TO C-4 REGIONAL COMMERCIAL/OPEN DISPLAY DISTRICT FOR 0.7 ACRES GENERALLY LOCATED ON MILLCREEK ROAD NORTH OF EAST GRAND AVENUE; AMENDING THE FUTURE LAND USE PLAN MAP TO LINEAR COMMERCIAL COORIDOR; AND FOR OTHER PURPOSES.

WHEREAS, Planning Commission duly advertised and held a public hearing on December 9, 2021, voted 7-1 (Baker – inconsistent with surrounding land uses) to accept staff report findings and to recommend approving this zone change request assigning C-4 Regional Commercial / Open Display District 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. Amendment. That the following described land shall be rezoned from R-2 to C-4 Regional Commercial / Open Display District and re-classified Linear Commercial Corridor as the future land use plan map designation:

A tract of land being a part of the NE ¼ SW ¼, (0.85 ac.), and part of the NW ¼ SW ¼, (0.13 ac.), Section (35), Township (02) South, Range (19) West of the Fifth Principal Meridian, Garland County, Arkansas, described as follows: Commence at the Southeast corner of the said NE ¼ SW ¼, and run N 00°00'00"W, 142.00 ft.; thence N 90°00'00"W, 850.00 ft.; thence N 02°00'00"W, 175.00 ft. to a point on the Northerly right of way of US. Highway No. 70; thence N 44°40'28"W, 663.64 ft. along the said Highway right of way to a ¾" dia. pipe at the Southeast corner of the John H. Reed property, as recorded in Deed Book 1109, Page 962 in the Office of the Circuit Clerk, Garland County, Arkansas; thence leaving the said Highway right of way at N 43°45'30"E for 105.00 ft., along the East line of the said Reed property to the Point of Beginning; thence continue N 45°30'30"E, 270.00 ft. along the Westerly line of the NENI, LLC property, as recorded in Deed Book 4339, Page 435 in the Office of the Circuit Clerk, Garland County, Arkansas; thence N 21°41'46"W, 69.52 ft. along the said NENI, LLC property to a Southerly right of way of Millcreek Road; thence Southwesterly and Westerly along the said right of way of Millcreek Road the following (5) courses, S 72°10'13"W, 94.93 ft.; thence S 73°51'33" W, 61.05 ft.; thence S 78°10'16"W, 45.94 ft.;

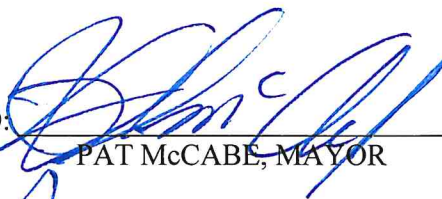
thence S 83°30'25"W, 52.00 ft.; thence N 89°03'06"W, 28.97 ft. to the Northwesterly corner of the Billy J. Alred property, as recorded in Deed Book 3559, Page 694 in the Office of the Circuit Clerk, Garland County, Arkansas; thence leaving Millcreek Road at S 44°40'28"E for 10.57 ft. to the Northeast corner of the said Alred property; thence S 43°45'30"W, 59.00 ft. along the Easterly line of the said Alred property to the Northwesterly corner of the said John H. Reed property; thence S 44°40'28"E, 209.00 ft. along the North line of the said Reed property to the Point of Beginning. Tract contains a total of 0.98 acres as described by Steve Hankins, PS No. 1013, on 11-03-2021.

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;

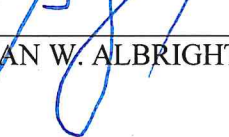
SECTION 3. Future Land Use Plan Map. That the Future Land Use classification for the real property described herein and the associated Map are hereby amended to the extent necessary to make the amendment provided for in Section 1 hereof; and

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

PASSED: January 18, 2022

APPROVED: 
PAT McCABE, MAYOR

ATTEST: 
HARMONY MORRISSEY, CITY CLERK

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