

ORDINANCE NO. 6425

**AN ORDINANCE AMENDING THE ZONING MAP FROM R-4 TO C-2 FOR SPLIT-ZONED PROPERTY GENERALLY LOCATED AT 1207 ALBERT PIKE ROAD; AMENDING THE FUTURE LAND USE PLAN MAP; AND FOR OTHER PURPOSES.**

*WHEREAS*, the Hot Springs Planning Commission, at its legally advertised public hearing held on May 12, 2022 voted 8-0 to accept staff report findings, recommends that this zoning change be approved, requests assigning C-2 General Business District zoning to the subject property in its entirety, and amending 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 is hereby reclassified C-2 General Business District:

A part of the NE¼ NW¼ of Section 7, Township 3 South, Range 19 West Garland County, Arkansas, described as follows: Commence at the Southwest corner of said forty-acre tract and run thence East along the South line thereof 1026 feet; thence North parallel with the Section line 741 feet, more or less, to the South side of the Thornton Ferry Road (Albert Pike) and the Place of Beginning; thence run in a Northeasterly direction on the South line of said road 162.1 feet; thence South parallel with section line, 586.8 feet; thence West parallel with the South line of said forty-acre tract, 155.3 feet; thence North parallel with the section line, 533 1/3<sup>rd</sup> feet to the Place of Beginning. Containing 2 acres, more or less.  
Less and except that portion of land already zoned C-2.

**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.

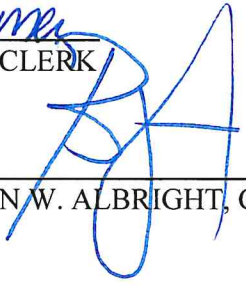
**SECTION 4. Issuance of Permits** That no permits shall be issued until the effective date of this ordinance.

PASSED: \_\_\_\_\_

June 7, 2022

APPROVED:   
PAT McCABE, MAYOR

ATTEST:   
HARMONY HURST MORRISSEY, CITY CLERK

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