



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Text File

File Number: ORD-10:096

**Introduced:** 12/16/2010

**Current Status:** Passed

**Version:** 1

**Matter Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. CHAPTER 117, ARTICLE III, of the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended by the change in zone district boundaries as follows:

From R-2, Multi-Family Low Density District to PD-RM, Multi-Family Residential Planned Development that land described as follows:

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, SAID PARCEL INCLUDING LOTS 4, 5, 6, 11, 12 AND 13, BLOCK B OF THE REPLAT OF CRAIGHILLS THIRD ADDITION AND LOT 1, BLOCK C OF CRAIGHILLS THIRD ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°50'19" WEST, ALONG THE QUARTER SECTION LINE, 105.13 FEET: THENCE NORTH 00°51'30" EAST, 188.14 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89°08'30" WEST, 533.18 FEET: THENCE NORTH 00°51'30" EAST, 76.98 FEET: THENCE SOUTH 89°50'18" WEST, 95.55 FEET: THENCE NORTH 00°51'30" EAST, 84.14 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 217°16'37", A CHORD BEARING OF NORTH 82°41'21" WEST AND A CHORD DISTANCE OF 94.76 FEET: THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.61 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°45'50", A CHORD BEARING OF SOUTH 53°03'16" WEST AND A CHORD DISTANCE OF 9.01 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.06 FEET TO THE END OF SAID CURVE: THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE, A DISTANCE OF 280.38 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°45'50", A CHORD BEARING OF SOUTH 51°20'16" EAST AND A CHORD DISTANCE OF 9.01 FEET: THENCE SOUTHEASTERLY, ALONG

THE ARC OF SAID CURVE, A DISTANCE OF 9.06 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 202°57'11": THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.11 FEET TO THE END OF SAID CURVE: THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE, A DISTANCE OF 132.77 FEET: THENCE NORTH 89°08'30" WEST, 268.11 FEET: THENCE SOUTH 00°51'30" WEST, 10.00 FEET: THENCE NORTH 89°08'30" WEST, 60.00 FEET: THENCE SOUTH 00°51'30" WEST, 33.58 FEET: THENCE NORTH 89°08'30" WEST, 146.00 FEET: THENCE NORTH 00°51'30" EAST, 275.57 FEET: THENCE SOUTH 89°08'30" EAST, 30.00 FEET: THENCE NORTH 00°51'30" EAST, 220.00 FEET: THENCE SOUTH 89°08'30" EAST, 200.00 FEET: THENCE SOUTH 00°51'30" WEST, 92.00 FEET: THENCE SOUTH 89°08'30" EAST, 152.61 FEET: THENCE NORTH 00°51'30" EAST, 151.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 18°42'35": THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE NORTH 19°34'05" EAST, 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 17°15'45": THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE NORTH 02°18'20" EAST, 5.17 FEET: THENCE SOUTH 89°42'29" EAST, 60.04 FEET: THENCE SOUTH 02°18'20" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 17°15'45": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTH 19°34'05" WEST, 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°42'35": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTH 00°51'30" WEST, 244.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 48°49'17": THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET TO THE END OF SAID CURVE: THENCE SOUTH 89°08'30" EAST, 87.57 FEET: THENCE SOUTH 00°51'30" WEST, 218.75 FEET: THENCE SOUTH 89°08'30" EAST, 194.60 FEET: THENCE SOUTH 00°51'30" WEST, 148.01 FEET: THENCE SOUTH 89°08'30" EAST, 110.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47": THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.68 FEET TO THE POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83°16'18": THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.20 FEET TO THE END OF SAID CURVE: THENCE SOUTH 89°08'30" EAST, 130.02 FEET: THENCE SOUTH 00°51'30" WEST, 594.49 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 636,674 SQ.FT. OR 14.62 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY  
OF RECORD.

PASSED AND APPROVED this 4th day of January, 2011.