



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Text File

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AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF JONESBORO, ARKANSAS, AND MAKING SAME A PART OF THE CITY OF JONESBORO, ARKANSAS, AMENDING THE ZONING ORDINANCE OF JONESBORO, ARKANSAS, AND ASSIGNING SAME TO WARDS

WHEREAS, a Petition was filed with the County Clerk of Craighead County, Arkansas, by the sole owners of the hereinafter described territory, praying that said territory be annexed to, and made a part of the City of Jonesboro, Arkansas; and

WHEREAS, on February 16, 2011, the County Court of Craighead County, Arkansas, found that the Petition was signed by a majority of the real estate owners in said territory; that said territory was depicted on an accurate map of said territory, filed with and made a part of the said Petition, showing the Property to be contiguous and adjoining the present corporate limits of the City of Jonesboro, Arkansas; that proper notice had been given for the time and in the manner prescribed by law, and in all things pertaining thereto had been done in a manner prescribed by law, and that said lands and territories should be annexed to and made a part of the City of Jonesboro, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired and no appeal has been taken from said order; and

WHEREAS, the Jonesboro Metropolitan Area Planning Commission has recommended proper zoning of the said lands upon annexation approved by the City of Jonesboro, Arkansas; and

WHEREAS, it appears to the City Council that all applicable laws of the State of Arkansas and of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

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

SECTION I: The following described lands and territory contiguous and adjoining the City of Jonesboro, Arkansas, is hereby accepted as part of and annexed to and made a part of the City of Jonesboro, Arkansas:

TRACT I

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH,
RANGE 4 EAST AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST

QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1 AFORESAID; THENCE SOUTH 89°15'06" WEST, 296.16 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY #49, ALSO THE POINT OF BEGINNING; THENCE NORTH 33°13'03" EAST ALONG SAID HIGHWAY RIGHT-OF-WAY 1,051.16 FEET; THENCE NORTH 62°16'57" WEST 292.54 FEET; THENCE NORTH 01°10'29" EAST 286.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°14'17" WEST 2,644.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°36'15" WEST 1,297.69 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89°15'06" EAST 2,335.25 TO THE POINT OF BEGINNING.

CONTAINING IN ALL 3,426,321 SQ. FT. OR 78.66 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD (hereinafter referred to as "Tract I"); and

TRACT II

THE NORTH 210 FEET OF THE EAST 420 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 88,235 SQ. FT. OR 2.03 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD (hereinafter referred to as "Tract II") (collectively, Tract I and Tract II will be referred to as the "Territory").

SECTION II: That the above described Territory shall be annexed to and made a part of Ward Three (3) of the City of Jonesboro, Arkansas, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION III: The Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Chapter 117 of the Jonesboro Municipal Code, should be, and it hereby is amended so that Tract I is zoned as the "C-3" classification, and Tract II is zoned the "RS-5" classification.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION V: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

SECTION VI: Because of the nature of real estate transactions and the construction of significant developments such as this, and because of the need to quickly and efficiently construct the new facilities and convert the existing Fair property into developed and usable property, and in order to prevent abandonment, waste, and deterioration, this Ordinance is necessary for the preservation of the public peace, health, comfort, convenience, morals, safety and welfare of the City of Jonesboro, Arkansas, and an emergency is therefore declared to exist and this Ordinance shall be in full force and effect from the date of its adoption.

PASSED AND ADOPTED this 19th day of April, 2011.