

METROPOLITAN AREA PLANNING COMMISSION
PETITION FOR REZONING

To the Honorable Mayor and City Council and the Metropolitan Area Planning Commission.

Gentlemen:

We the undersigned, owner of the property described in paragraph 1 below, do hereby respectfully petition to amend the present Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:

LEGAL DESCRIPTION

All of the Race Street Commercial Addition, Jonesboro, Arkansas, the same being a part of the Northwest Quarter of Section 28, Township 14 North, Range 4 East, AND a part of the Northwest Quarter (NW1/4) of Section 28, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

From the northwest corner of the Northwest Quarter of said Section 28, thence South 60.00 feet to a point, thence N89°30'E 100.00 feet to a point on the southerly right of way of Arkansas Highway 18 (Highland Drive), continue thence N89°30'E 222.80 feet along said right of way to a point, thence N89°20'E 437.20 feet along said right of way to a point marking the northwest corner of Lot 3R of the Fair Park Addition, Jonesboro, Arkansas, thence N89°21'22"E 555.23 feet along said right of way along the north line of Lots 3R and 2R and 1 of said Fair Park Addition to a point marking the intersection of the southerly right of way of Arkansas Highway 18 with the westerly right of way of Fair Park Boulevard, thence S00°00'00"W 250.00 feet along the westerly right of way of Fair Park Boulevard to a point on the north line of Lot 2R of said Fair Park Addition, continue thence S00°00'00"W 900.00 feet along the westerly right of way of Fair Park Boulevard to a point on the south line of Lot 2R of the Fair Park Addition, the Point of Beginning;

Thence N89°21'22"E 45.58 feet to a point, thence S00°41'42"E 36.97 feet to a point, thence S01°34'34"E 150.39 feet to a point, thence S01°31'59"E 360.82 feet to a point, thence S01°43'46"E 208.59 feet to a point on the south line of the North Half of the Southeast Quarter of the Northwest Quarter of said Section 28, continue thence S01°43'46"E 6.02 feet to a point, thence N89°22'19"E 82.71 feet along a fence to a point, thence N89°12'23"E 80.41 feet along said fence to a point, thence N89°41'28"E 98.27 feet along said fence to a point, thence N89°47'26"E 133.47 feet along said fence to a point, thence N84°15'07"E 25.58 feet along said fence to a point, thence N89°32'28"E 97.34 feet along said fence to a point, thence N89°21'38"E 71.78 feet along said fence to a point, thence S00°20'24"W 191.66 feet to a point, S00°20'16"W 414.25 feet to a point on the northerly right of way of Race Street, thence S89°09'56"W 1,207.84 feet along the northerly right of way of Race Street to a point marking the southeast corner of the Race Street Commercial Addition, continue thence S89°09'56"W 200.00 feet along said right of way along the south line of the Race Street Commercial Addition to the southwest corner thereof, thence N00°06'45"E 200.00 feet along the west line of the Race Street Commercial Addition to the northwest corner thereof, continue thence N00°06'45"E 105.05 feet to a point, thence N00°06'01"E 134.64 feet to a point, thence N00°16'28"W 250.31 feet to a point, thence N00°07'50"E 200.32 feet to a point, thence N00°04'39"E 29.57 feet to a point, thence N00°00'40"E 50.60 feet to a point, thence S89°26'35"W 100.26 feet to a point, thence N00°05'40"E 69.18 feet to a point, thence N00°05'40"E 164.89 feet to a point, thence N89°18'33"E 99.20 feet to a point, thence N89°28'55"E 200.92 feet to a point, thence N00°00'00"E 177.11 feet to a point marking the southwest corner of Lot 2R of the Fair Park Addition, thence N89°21'22"E 555.20 feet along the south line of Lot 2R of said Fair Park Addition to the Point of Beginning, containing some 33.659 acres, more or less.

2. That we request that the property described above be rezoned from Residential One to Commercial Three (R-1 to C-3).


3. That the reasons for requesting the change are as follows:

- (A) The property was annexed by action of the Jonesboro City Council as an island and the zoning was established by Council action;
- (B) The property adjacent to the north, to the west, and to the south is commercial property;
- (C) The property east of the subject is partially commercial with the balance being the property of the Temple Baptist Church, where residential zoning is proper;
- (D) The property is situated east of Caraway Road and north of Race Street, 5 and 4 lane streets respectively;
- (E) Commercial zoning offers the highest and best use of the property.

4. That the undersigned is the owner of all property within the area for which rezoning is requested.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

REALTY ASSOCIATES BROKERAGE, INC.

for 

Bruce Burrow, President
Post Office Box 974
Jonesboro, AR 72403
(501) 932-1400

6. Contact person for questions/information and phone number:

Dan B. Mulhollen, Engineer, 935-7610 or
Dennis Zolper, Attorney, 932-1400