



Legislation Details (With Text)

**File #:** ORD-93:750    **Version:** 1    **Name:** Rezoning by Phillips Investments  
**Type:** Ordinance    **Status:** Passed  
**File created:** 9/7/1993    **In control:** City Council  
**On agenda:**    **Final action:** 9/7/1993  
**Title:** AN ORDINANCE TO AMEND ORDINANCE NO. 954, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES FROM R-1 TO C-3 LOCATED EAST OF HWY #1 (STADIUM BLVD) AND SOUTH OF ROOK ROAD AS REQUESTED BY PHILLIPS INVESTMENTS

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/7/1993	1	City Council	Passed	Pass
8/16/1993	1	City Council	Placed on second reading	Pass

AN ORDINANCE TO AMEND ORDINANCE NO. 954, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES.  
 BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: Ordinance No. 954 known as the Zoning Ordinance of the City of Jonesboro, Arkansas, Be Amended as Recommended by the Metropolitan Area Planning Commission by the changes in zoning classifications as follows:

From Residential (R-1) to Commercial (C-3) the following described property.

LEGAL DESCRIPTION

The West One Hundred Feet (100') of the following described property:

A part of the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4) of Section 33, 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 Southwest Quarter of the Northeast Quarter of said Section 33, thence N89° 14'52"E 78.45 feet to a point, thence S00°22'28"W 30.03 feet to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 (Stadium Boulevard) with the Southerly Right Of Way of Rook Drive, the point of beginning;

Thence N88°35'18"E 530.00 feet along the Southerly Right Of Way of Rook Drive to a point, thence S00° 22'28"W 324.12 feet to a point, thence S88°35'18"W 530.00 feet to a point on the Easterly Right Of Way of Arkansas Highway 1, thence N00°22'28"E 324.12 feet along the Easterly Right Of Way of Arkansas Highway 1

to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 with the Southerly Right of Way of Rook Drive, the point of beginning, containing some 3.942 acres, more or less, subject to a public easement for ingress and egress twenty five feet (25') in width along the East Side thereof; and

The West One Hundred Feet (100') of the following described property:

A part of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 33, 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 Southwest Quarter of the Northeast Quarter of said Section 33, thence N89° 14'52"E 78.45 feet to a point, thence S00°22'28"W 30.03 feet to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 (Stadium Boulevard) with the Southerly Right Of Way of Rook Drive, continue thence S00°22'28"W 734.37 feet along the Easterly Right Of Way of Arkansas Highway 1 to the point of beginning;

Thence N88°43'40"E 1262.29 feet to a point on the East Line of the Southwest Quarter of the Northeast Quarter of said Section 33, thence S00°13'44"E 558.24 feet along the East Line of the Southwest Quarter of the Northeast Quarter of said Section 33 to the Southeast Corner thereof, thence S88°43'40"W 1,269.73 feet along the South Line of the Southwest Quarter of the Northeast Quarter of said Section 33 to a point on the Easterly Right Of Way of Arkansas Highway 1, thence N00°38'42"E 330.00 feet along the Easterly Right Of Way of Arkansas Highway 1 to a point, thence N00°22'28"E 228.43 feet along the Easterly Right Of Way of Arkansas Highway 1 to the point of beginning, containing some 16.218 acres, more or less.

From Agriculture (Ag-1) To Commercial (C-3) for the property described as follows:

#### LEGAL DESCRIPTION

All of the property described as follows, less and except the West One Hundred Feet (100') thereof;

A part of the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4) of Section 33, 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 Southwest Quarter of the Northeast Quarter of said Section 33, thence N89° 14'52"E 78.45 feet to a point, thence S00°22'28"W 30.03 feet to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 (Stadium Boulevard) with the Southerly Right Of Way of Rook Drive, the point of beginning;

thence N88°35'18"E 530.00 feet along the Southerly Right Of Way of Rook Drive to a point, thence S00° 22'28"W 324.12 feet to a point, thence S88°35'18"W 530.00 feet to a point on the Easterly Right Of Way of Arkansas Highway 1, thence N00°22'28"E 324.12 feet along the Easterly Right Of Way of Arkansas Highway 1 to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 with the Southerly Right Of Way of Rook Drive, the point of beginning, containing some 3.942 acres, more or less, subject to a public easement for Ingress and Egress Twenty Five feet (25') in width along the East Side thereof, and

All of the property described as follows, less and except the West One Hundred Feet (100') thereof;

A part of the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4) of Section 33, 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 Southwest Quarter of the Northeast Quarter of said Section 33, thence N89° 14'52"E 78.45 feet to a point, thence S00°22'28"W 30.03 feet to a point marking the intersection of the Easterly Right Of Way of Arkansas Highway 1 (Stadium Boulevard) with the Southerly Right Of Way of Rook Drive, continue thence S00°22'28"W 734.37 feet along the Easterly Right Of Way of Arkansas Highway 1 to the point of beginning; thence N88°43'40"E 1262.29 feet to a point on the East Line of the Southwest Quarter of the Northeast Quarter of said Section 33, thence S00°13'44"E 558.24 feet along the East Line of the Southwest Quarter of the Northeast Quarter of said Section 33 to the Southeast Corner thereof, thence S88°43'40"W 1,269.73 feet along the South Line of the Southwest Quarter of the Northeast Quarter of said Section 33 to point on the Easterly Right Of Way of Arkansas Highway 1, thence N00°38'42"E 330.00 feet along the Easterly Right Of Way of Arkansas Highway 1 to a point, thence N00°22'28"E 228.43 feet along the Easterly Right Of Way of Arkansas Highway 1 to the point of beginning, containing some 16.218 acres more or less.

SECTION 2: It is found and declared by the City Council that the proper use of the tract (tracts) of land described above in this Ordinance is being delayed because of improper zoning, and that therefore, an emergency is hereby declared to exist and this Ordinance, being necessary for the preservation of the public peace, health and safety, shall take effect and be in full force from and after its passage and approval.

PASSED AND ADOPTED this 7th day of September, 1993.