



Legislation Details (With Text)

File #: ORD-89:1200 **Version:** 1 **Name:** Rezoning by Farmer Enterprises
Type: Ordinance **Status:** Passed
File created: 10/2/1989 **In control:** City Council
On agenda: **Final action:** 10/2/1989
Title: AN ORDINANCE TO AMEND ORDINANCE NO. 954 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES FROM R-1 TO C-3 LOCATED NORTH AND SOUTH OF HWY #49 AS REQUESTED BY FARMER ENTERPRISES, INC

Sponsors:

Indexes: Rezoning

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------------------------|--------|
| 10/2/1989 | 1 | City Council | Passed | Pass |
| 9/18/1989 | 1 | City Council | Placed on second reading | Pass |

AN ORDINANCE TO AMEND ORDINANCE NO. 954 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES.

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

SECTION 1: That Ordinance No. 954 known as the Zoning Ordinance of the City of Jonesboro be amended as recommended by the Metropolitan Area Planning Commission by the change in Zoning district boundaries as follows:

From Residential One (R-1) to Commercial Three (C-3) for the property described as follows: (N side of U.S. 49 and S of Candlewood 6th Addition. 17.55 acres N. Farmer).

LEGAL DESCRIPTION - TRACT ONE

A part of the Southwest Quarter of the Northwest Quarter (SW 1/4, NW 1/4) of Section 36, Township 14 North, Range 3 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

From the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 36, thence North 478.6 feet along the west line of the Southwest Quarter of the Northwest Quarter of said Section 36 to the Point of Beginning;

Continue thence North 277.0 feet along the west line of the Southwest Quarter of the Northwest of said Section 26 to a point, thence N 88° 12' 00" E 1,308.2 feet to a point on the east line of the Southwest Quarter of the Northwest Quarter of said Section 36, thence S 00° 00' E 318.19 feet along the east line of the Southwest Quarter of the Northwest Quarter of said Section 36 to a point on the northwesterly right-of-way of US Highway 49, thence S 51° 18' W 407.9 feet alone said right-of-way to a point, thence N 38°02' W 355.5 feet to a point, thence S 88° 12' W 772.3 feet to the Point of Beginning, containing some 10.223 acres, more or less.

LEGAL DESCRIPTION - TRACT TWO

A part of the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4) and a part of the Southwest Quarter of the Northwest Quarter (SW 1/4, NW 1/4) and a part of the Southeast Quarter of the Northwest Quarter (SE 1/4, NW 1/4), all in Section 36, Town-ship 14 North, Range 3 East of the 5th Principal Meridian in Craighead County, more particularly described as follows:

From the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 36. the Point of Beginning; Thence S 00° 18' E 360.0 feet along the east line of the Northwest Quarter of the Southwest Quarter of said Section 36 to a point, thence S 88° 13' W 750.0 feet to a point on the easterly right-of-way of US Highway 49, thence northeasterly 501.09 feet along said right-of-way along a curve to the right, said curve having a central angle of 10° 11'55" and a radius of 2,815.13 feet to a point on the north line of the Northwest Quarter of the Southwest Quarter of said Section 36, thence northeasterly 154.49 feet along said curve to the right, said curve having a central angle of 03°08' 39" and a radius of 2,815.13 feet to the end of said curve, thence N 51° 29' E 366.29 feet along said right-of-way to the point on the east line of the Southwest Quarter of the Northwest Quarter of said Section 36, continue thence N 51° 29' E 208.8 feet along said right of way to a point, thence S 00° 18' E 196.0 feet to a point, thence S 51° 29'W 208.8 feet to a point on the west line of the Southeast Quarter of the Northwest Quarter of said Section 36, thence S 00°18' W 126.25 feet to the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 36, the Point of Beginning, containing some 6.949 acres, more or less.

SECTION 2: It is found and declared by the City Council that proper use of the tract of land described in the Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 2nd day of October, 1989.