



Legislation Text

File #: ORD-10:096, **Version:** 1

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.