



Legislation Text

File #: ORD-15:056, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO I-1 INDUSTRIAL FOR PROPERTY LOCATED AT 2401 DAN AVE. AS REQUESTED BY CITY WATER & LIGHT AND THE CITY OF JONESBORO, ARKANSAS.

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, 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 CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1 INDUSTRIAL DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT A:

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL LYING IN TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 88°50'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LACY ROAD; THENCE NORTH 00°36'24" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 536.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NO. 63B (DAN AVENUE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°26'01" EAST, 394.51 FEET; SOUTH 62°47'15" EAST, 84.05 FEET; SOUTH 75°08'45" EAST, 66.43 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°08'45" EAST, 22.44 FEET; SOUTH 83°57'24" EAST, 130.56 FEET; SOUTH 75°06'41" EAST, 53.10 FEET; THENCE SOUTH 14°53'19" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 20.41 FEET; THENCE SOUTH 01°09'52" WEST, 952.15 FEET; THENCE SOUTH 75°22'43" EAST, 606.51 FEET; THENCE SOUTH 00°23'59" WEST, 1131.82 FEET; THENCE SOUTH 73°11'33" WEST, 782.30 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE WITH THE MEANDERINGS OF SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 02°41'30" EAST, 516.29 FEET; NORTH 01°52'01" EAST, 735.65 FEET; NORTH 01°09'52" EAST, 722.44 FEET; NORTH 07°28'43" WEST, 547.31 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING

25.20 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL LYING IN TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 88°50'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LACY ROAD; THENCE NORTH 00°36'24" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 536.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NO. 63B (DAN AVENUE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°26'01" EAST, 394.51 FEET; SOUTH 62°47'15" EAST, 84.05 FEET; SOUTH 75°08'45" EAST, 88.87 FEET; SOUTH 83°57'24" EAST, 130.56 FEET; SOUTH 75°06'41" EAST, 53.10 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 75°06'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1768.31 FEET; THENCE SOUTH 14°23'18" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 938.33 FEET; THENCE NORTH 75°22'43" WEST, 684.10 FEET; THENCE SOUTH 00°08'18" WEST, 988.50 FEET; THENCE SOUTH 73°11'33" WEST, 268.58 FEET; THENCE NORTH 00°23'59" EAST, 1131.82 FEET; THENCE NORTH 75°22'43" WEST, 606.51 FEET; THENCE NORTH 01°09'52" EAST, 952.15 FEET; NORTH 14°53'19" EAST, 20.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 42.13 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS INDUSTRIAL DISTRICT AND IS SUBJECT TO THE CONDITION THAT A FINAL SITE PLAN SHALL BE REQUIRED AND APPROVED BY THE MAPC.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, IN SO FAR AS IT RELATES TO THE LAND DESCRIBED HEREIN ABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 17th day of November, 2015.