



## Legislation Text

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**File #:** ORD-22:007, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-4, NEIGHBORHOOD COMMERCIAL DISTRICT, TO PD-RS, RESIDENTIAL PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 1510 AND 1604 WOODSPRINGS ROAD AS REQUESTED BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF MIKE CAMERON

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

SECTION 1. Chapter 117, Article III, 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 C-4, Neighborhood Commercial District to PD-RS, Residential Planned Development, that land described as follows:

### LEGAL DESCRIPTION - TRACT 1

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST: THENCE SOUTH 89°02'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 649.29 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25: THENCE SOUTH 00°42'56" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 194.82 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°42'56" WEST, A DISTANCE OF 194.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOODSPRINGS ROAD: THENCE NORTH 85°14'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 281.65 FEET TO THE WEST BANK OF CHRISTIAN CREEK, SAID POINT LYING ON THE EAST LINE

OF RICHLAND HILLS ADDITION: THENCE NORTH 03°38'49" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID WEST BANK, A DISTANCE OF 167.45 FEET: THENCE NORTH 89°04'45" EAST, DEPARTING SAID WEST BANK, A DISTANCE OF 272.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 50,114 SQ. FT. OR 1.15 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION - TRACT 2

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST: THENCE SOUTH 89°02'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 649.29 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, ALSO BEING THE POINT OF BEGINNING: THENCE SOUTH 00°42'56" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 194.82 FEET: THENCE SOUTH 89°04'45" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 272.50 TO THE WEST BANK OF CHRISTIAN CREEK, SAID POINT LYING ON THE EAST LINE OF RICHLAND HILLS ADDITION: THENCE NORTH 03°38'49" EAST, ALONG SAID WEST BANK, A DISTANCE OF 195.35 FEET TO THE NORTH LINE OF SAID SECTION 25: THENCE NORTH 89°04'45" EAST, DEPARTING SAID WEST BANK AND ALONG SAID NORTH LINE, A DISTANCE OF 262.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 52,092 SQ. FT. OR 1.20 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City

of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS 1ST DAY OF MARCH 2022.