



Legislation Text

File #: ORD-20:005, **Version:** 1

AN ORDINANCE TO AMEND SECTION 117-107, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2311 E. JOHNSON AVENUE AS REQUESTED BY JOANN NALLEY WHEREAS, the following described lands owned by Jo Ann Nalley and Jerry Allison are currently zoned "R-1" residential use classification:

Beginning at the Southwest Corner of The Northwest Quarter, of the Northwest Quarter, Thence N89°53' 40" E 49.17 Feet to the East Right-of-Way of Caraway Road; Thence N00°57' 10" E 150.18 Feet along said Right-of-Way, to a Found 5/8" rebar, J. Bettis, PS 1572, the point of Beginning Proper; Thence N01°04' 35" E 4 1.20 Feet along said Right-of-Way , to a found 1 1/4" iron Pipe, D. Muhollen, PS 646; Thence N60°39 ' 01"E 90.26 Feet, to a found 1 1/4" iron Pipe, D. Muhollen, PS 646; Thence S02°26' 14"W 1.02 Feet, to a found 1/14" iron pipe, D. Muhollen PS 646; Thence N58°37' 17"E 150.02 Feet, to a found 1 1/4" iron pipe; Thence N01°03 '33"E 150.08 Feet to the South Right-of-Way of Arkansas Highway 91, to a Found Cotton Picker Spindle; Thence N58°44 ' 19"E 316.89 Feet Along Said Right-of-Way to a found 3/9" Rebar; Thence N57°37' 15"E 146.62 Feet Along Said Right-of-Way, to a found 8" steel post; Thence S01°03' 19"W 354.98 Feet to a found 5/8" Rebar, T. Bare, PS 1048; Thence N88°56' 44"W 121.33 Feet, to a Found Cotton Picker Spindle; S03°27' 59"W 109.23 Feet, to a found 5/8" Rebar, T. Bare 1048; Thence S89°57' 49"W 225.09 Feet, to a found 5/8 Rebar, T. Bare, PS 1048: Thence S01°00' 29"W 50.11 Feet, to a found R5/8 Rebar, T. Bare PS 1048; Thence N89°58 ' 29" W 83.06 Feet, to a found 5/8" Rebar, T. Bare, PS 1048; Thence S01°00 ' 47" W 25.06 Feet to a found 5/8 Rebar, T. Bare, PS 1048; Thence S89°50' 55"W 74.92 Feet, to a found 5/8 Rebar, T. Bare, PS 1048; Thence S89°59' 3 1"W 73.99 Feet,, to a found 5/8 Rebar, T. Bare, PS 1048; Thence S00°52' 26" W 24.98 Feet, to a found 5/8 Rebar, T. Bare, PS 1048; Thence N89°52' 29"W 35.45 Feet, to the Point of Beginning Proper, Containing 3.17 acres More or Less Subject to all Rights-of-Way and Easements of Record.

WHEREAS, the Jonesboro Metropolitan Area Planning Commission has recommended that said lands be rezoned to the C-3 commercial use classification.

WHEREAS, it appears to the City Council that all applicable laws of the State of Arkansas and of the City of Jonesboro have been complied with in presenting this ordinance of the City Council.

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

SECTION I: The Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the lands hereinabove described are zoned as the " C-3" Commercial.

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

SECTION III: 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 18TH DAY OF FEBRUARY, 2020.