



Legislation Text

File #: ORD-89:1182, **Version:** 1

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 changes in zoning district boundaries as follows:

From Residential One (R-1) to Industrial Two (I -2) for the property described as follows: (Nora Dean Farmer, Pres. Farmer Enterprises)

LEGAL DESCRIPTION - TRACT ONE
PROPERTY NORTH OF US HIGHWAY 63 BYPASS

A part of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4) and a part of the Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4) of Section 35, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

From the northeast corner of the Northeast Quarter of the Northeast Quarter said Section 35, thence S00° 55'00" W 40.01 feet along the east line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 35 to a point, thence S89°34' 45" W 57.12 feet to a point on the westerly right-of-way of Commerce Drive, to the Point of Beginning;

Thence S01°11'32" E 239.04 feet along said right-of-way to a point, thence S02°18'01" E 59.12 feet along said right-of-way to a point, thence S00°48' 01" E 297.86 feet along said right-of-way to a point, thence S02°59' 25" W 249.34 feet along said right-of-way to a point on the northerly right-of-way of US Highway 63, thence N89° 09' 23" W 4.98 feet along said right-of-way of US Highway 63 to a point, thence S00° 50' 00" W 100.00 feet along said right-of-way to a point, thence S 57°00 '57" W 111.78 feet along said right-of-way to a point, thence N73°18' 46" W 523.93 feet along said right-of-way to a point, thence N 68°07'06" W 316.23 feet along said right-of-way to a point, thence N 51°35' 33" W 300.17 feet along said right-of-way to a point, thence N 49°41' 00" W 576.08 feet along said right-of-way to a point, thence N 49° 58' 23"W 153.19 feet along said right-of-way to a point, thence N 02° 46' 00" W 59.57 feet along said right-of-way to a point, thence N 89° 44' 00" E 130.00 feet along said right-of-way to a point, thence N00°16'00" W 8.07 feet to a point on the southerly right-of-way of C. W. Post Drive, thence N 89°34' 45" E 1561.74 feet to the Point of Beginning, containing some 25.69 acres, more or less.

From Residential One (R-1) to Commercial three (C-3) for the property described as follows:

LEGAL DESCRIPTION - TRACT TWO
PROPERTY SOUTH OF US HIGHWAY 63 BYPASS

That part of the Northeast Quarter (NE 1/4) of Section 35, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas lying south and west of the southerly right-of-way of US Highway 63 and further lying north and east of the northerly right-of-way of the Burlington Northern Railroad, all more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 35, thence S89° 42' W 150.34 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 35 to a point on the southerly right-of-way of US Highway 63, the Point of Beginning;

Continue thence S89° 42' W 482.8 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 35 to a point on the northerly right-of-way of the Burlington Northern Railroad, thence N 43° 36' W 981.6 feet along said right-of-way to a point on the west line of the Southeast Quarter of the Northeast Quarter of said Section 35, continue thence N 43° 36' W 821.78 feet along said railroad right-of-way to a point on the north line of the Southwest Quarter of the Northeast Quarter of said Section 35, continue thence N 43° 36' W 1,028.49 feet along said railroad right-of-way to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 35, thence N 01° 26' 20" E 538.55 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 35 to a point on the Southerly right-of-way of US Highway 63, thence S 81° 59' 46" E 149.35 feet along said highway right-of-way to a point, thence S 60°54' 03" E 280.86 feet along said highway right-of-way to a point, thence S 53°02' 32" E 209.73 feet along said highway right-of-way to a point, thence S49° 41' E 776.08 feet along said highway right-of-way to a point, thence S 45°52' 08" E 300.67 feet along said highway right-of-way to a point, thence S 01°24' 42" W 205.61 feet along said highway right-of-way to a point, thence N 89°37' E 130.91 feet along said highway right-of-way to a point, thence S 32° 07' E 329.7 feet along said highway right-of-way to a point, thence S19° 56' E 886.9 feet along said highway right-of-way to a point, thence S 34° 10' E 186.8 feet along said highway right-of-way to a point, thence S60° 34' E 87.5 feet along said highway right-of-way to a point on the south line of the Southeast Quarter of the Northeast Quarter of said Section 35, the Point of Beginning, containing some 49.603 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 this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and that 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 20th day of November, 1989.