



## Legislation Text

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**File #:** ORD-98:1505, **Version:** 1

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AN ORDINANCE TO AMEND ORDINANCE NO. 954, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES.

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

SECTION 1: Ordinance No. 954 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 classifications as follows:

### TRACT 1

From Residential (R-1) to commercial (C-4) the following described property:

A part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of the Northeast quarter of the Northeast Quarter of said Section 2; thence North 88°47'00" East 614.45 feet to the point of beginning proper; thence continue North 88°47'00" East 324.23 feet to the Westerly right of way of Southwest Drive (Hwy#49); thence South 19°34'00" West 419.19 feet along said right of way; thence South 88°47'00" West 250.00 feet; thence North 19°34'00" East 210.00 feet; thence North 01°13'02" West 195.58 feet to the point of beginning proper, containing 2.41 acres more or less.

### TRACT 2

From Residential (R-1) to Commercial (C-3) the following described property:

A part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of the Northeast quarter of the Northeast Quarter of said Section 2; thence South 638.75 feet; thence North 88°29'52" East 462.32 feet to the point of beginning proper; thence North 19°14'40" East 260.85 feet; thence North 88°47'00" East 250.00 feet to the Westerly right of way of Southwest Drive (Hwy #49); thence South 19°20'27" West 259.68 feet to the North line of James McDaniel property; thence South 88°29'53" West 250.00 feet along said North line to the point of beginning proper, containing 1.40 acres more or less.

### TRACT 3

From Residential (R-1) to Commercial (C-3) the following described property:

A part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of the Northeast quarter of the Northeast Quarter of said Section 2; thence South 638.75 feet; thence North 88°29'52" East 462.32 feet; thence South 19°45'46" West 150.00 feet to the point of beginning proper; thence North 88°29'53" East 250.00 feet to the Westerly right of way of Southwest Drive (Hwy #49); thence South 19°45'46" West 271.64 feet along said right of way to the North right of way of Stillwater Drive; thence South 88°31'24" West 226.15 feet along said right of way; thence North 77°13'22" West 22.36 feet continued along said right of way; thence North 19°45'46" East 265.62 feet to the point of beginning proper containing 1.45 acres more or less.

TRACT 4

From Residential (R-1) to Residential (R-3) the following described property:

A part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of the Northeast quarter of the Northeast Quarter of said Section 2; thence South 392.00 feet; thence North 88°47'00" East 30.00 feet to the point of beginning proper; thence continue North 88°47'00" East 518.26 feet; thence South 19°14'40" West 260.85 feet; thence South 19°45'46" West 315.62 feet; thence North 40°39'54" West 615.84 feet; thence North 49°20'07" East 100.00 feet to the point of beginning proper, containing 3.92 acres more or less.

SECTION 2: It is found and declared by the City Council that the proper use of the tract (tracts) of land described above in this Ordinance is being delayed because of improper zoning, and that therefore, an emergency is hereby declared to exist and this Ordinance, being necessary for the preservation of the public peace, health and safety, shall take effect and be in full force from and after its passage and approval.

PASSED AND ADOPTED this 2<sup>nd</sup> day of March, 1998.