



Legislation Text

File #: ORD-89:1206, **Version:** 1

AN ORDINANCE TO AMEND ORDINANCE NO. 954 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES FROM R-1 TO C-3 LOCATED SOUTH OF PARKER ROAD, SOUTHWEST OF THE HIGHWAY 63 BYPASS & HIGHWAY 1B INTERSECTION AS REQUESTED BY FARMER ENTERPRISES AND NORA FARMER

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 change in zoning district boundaries as follows:

From Residential One (R-1) to Commercial Three (C-3) for the property described as follows: (S of Parker Rd. and SW of intersection of Hwy 63 Bypass & Hwy 1B, Farmer Enterprises, Nora Farmer).

A part of Lot 2 of the Hugh D. Elder Subdivision, the same being a part of the Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4) and a part of the Northeast Quarter (NE 1/4, NE 1/4) of Section 31, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, all more particularly described as follows;

From the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 31, thence N00° 13' E 672.73 feet along the east line of the Northwest Quarter of the Northeast Quarter of said Section 31 to a point on the south line of Lot 2 of the Hugh D. Elder Subdivision, the Point of Beginning;

Thence S89° 10'31"W 453.60 feet to a point, thence S51°03' 55"W 351.11 feet to a point, thence S67° 01' 29"W 280.00 feet to a point, thence S05° 49' 31"W some 139 feet more or less to a point on the south line of Lot 2 of the Hugh D. Elder Subdivision, thence West some 170 feet, more or less, along the south line of said Lot 2 to the southwest corner thereof, thence North along the west line of said Lot 2 some 1050 feet to a point on the southerly right-of-way of US Highway 63 Bypass, thence S89°51'E 226.8 feet along said right-of-way to a point, thence S89°15' E 300.1 feet along said right-of-way to a point, thence S84°11' E 286.6 feet along said right-of-way to a point, thence S71°13' E 92.9 feet along said right-of-way to a point, thence S63°21' E 91.3 feet along said right-of-way to a point, thence S52° 58' E 183.6 feet along said right-of-way to a point, thence S38° 20' E 46.5 feet along said right-of-way to a point, thence S24° 26' E 384.2 feet to a point, thence S89°46' W 111.48 feet to the Point of Beginning, containing some 19 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 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 5th day of September, 1989.