



## Legislation Text

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**File #:** ORD-14:069, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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 as amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1, Single-Family Medium Density District to C-3, General Commercial District that land described as follows:

### LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 89°27'02" EAST, ALONG THE SECTION LINE, A DISTANCE OF 361.10 FEET: THENCE NORTH 00°39'51" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 280.37 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63, SAID POINT BEING THE POINT OF BEGINNING PROPER: THENCE CONTINUE NORTH 00°39'51" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1463.46 FEET: THENCE NORTH 89°21'21" EAST, A DISTANCE OF 1300.00 FEET: THENCE SOUTH 00°39'51" WEST, A DISTANCE OF 1165.71 FEET TO THE NORTH LINE OF PARCEL OF LAND COVEYED TO THE ARKANSAS STATE POLICE BY LEGISLATIVE ACT 613-1991: THENCE SOUTH 88°16'29" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 167.99 FEET TO THE WEST LINE OF SAID CONVEYED PARCEL: THENCE SOUTH 00°27'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 249.95 FEET: THENCE SOUTH 87°15'06" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 1134.90 FEET TO THE POINT OF BEGINNING PROPER. CONTAINING IN ALL 1,829,127 SQ. FT. OR 41.99 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 2nd day of December, 2014.