



Legislation Text

File #: ORD-22:005, **Version:** 1

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM I-1, LIMITED INDUSTRIAL DISTRICT, TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5712 C.W. POST RD. AS REQUESTED BY CALIARKA PETRO, LLC, OWNER

WHEREAS, CALIARKA PETRO, LLC, IS THE OWNER OF THE FOLLOWING REAL ESTATE IN JONESBORO, CRAIGHEAD COUNTY, AR. TO WIT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26 AFORESAID: THENCE SOUTH 89°22'13" WEST, 43.50 FEET: THENCE NORTH 00°33'36" EAST, 40.03 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF C.W. POST ROAD, SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 89°22'08" WEST, ALONG SAID RIGHT-OF-WAY LINE, 1247.27 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER: THENCE NORTH 00°41'52" WEST, 1235.18 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF A RAILROAD SPUR: THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°28'31" EAST, 786.70 FEET TO THE WEST LINE OF HEATHERLY COMMERCE DRIVE ADDITION: THENCE SOUTH 00°52'57" WEST, 586.01 FEET: THENCE SOUTH 00°58'15" WEST, 104.35 FEET TO THE SOUTHWEST CORNER OF COOK'S COMMERCE DRIVE ADDITION: THENCE NORTH 89°29'44" EAST, 461.60 FEET, TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE, THENCE SOUTH 00°33'37" WEST, 542.37 FEET TO THE POINT OF BEGINNING. CONTAINING 28.00 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

WHEREAS, THE CURRENT ZONING CLASSIFICATION FOR THE PROPERTY IS I-1, LIMITED INDUSTRIAL DISTRICT; AND

WHEREAS, THE OWNER OF THE PROPERTY HAS REQUESTED THAT THE PROPERTY BE REZONED TO; C-3 GENERAL COMMERCIAL DISTRICT, AND

WHEREAS, IT APPEARS THAT ALL APPLICABLE LAWS OF THE STATE OF ARKANSAS AND THE ORDINANCES OF THE CITY OF JONESBORO HAVE BEEN COMPLIED WITH IN PRESENTING THIS ORDINANCE TO THE CITY COUNCIL.

PASSED AND APPROVED THIS 1ST DAY OF MARCH 2022.