



Legislation Text

---

File #: ORD-09:032, Version: 1

---

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES LOCATED AT 4800 E. JOHNSON AVE. (49N).  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: TITLE 14, 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 CLASSIFICATION AS FOLLOWS:

FROM (R-1) RESIDENTIAL & (C-3) GENERAL COMMERCIAL TO PD-C (PLANNED DEVELOPMENT COMMERCIAL), THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

DESCRIPTION OF THE HEALTH TECH AFFILIATES, INC. PROPERTY RECORDED AT DEED BOOK 773 PAGE 538, DEED BOOK 773 PAGE 541, DEED BOOK 773 PAGE 544, AND DEED BOOK 773 PAGE 547 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY ARKANSAS; THENCE NORTH 00 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 64.86 FEET TO A FOUND 1/2 INCH REBAR WITH CAP (PLS 1400) IN THE NORTH RIGHT OF WAY OF HIGHWAY 49 (RIGHT OF WAY VARIES); THENCE IN A WESTWARDLY DIRECTION, ALONG THE NORTH LINE OF SAID HIGHWAY 49, THE FOLLOWING EIGHT (8) COURSES; SOUTH 84 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 150.85 FEET TO A FOUND 1-1/4 INCH IRON PIPE (PLS 569); THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 10.74 FEET TO A SET 1/2 INCH REBAR W/CAP (PLS 1433); THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, PASSING A FOUND 1-1/4 INCH IRON PIPE W/CAP (PLS 569) AT 139.24 FEET, BUT IN ALL A DISTANCE OF 150.17 FEET TO A FOUND 1/2 INCH REBAR A DISTANCE OF 150.17 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS WEST, A DISTANCE OF 268.10 FEET TO A FOUND 1-1/4 INCH IRON PIPE WITH CAP (PLS 569); THENCE NORTH 82 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 203.77 FEET TO A FOUND 1-1/4 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 362.05 FEET TO A FOUND 5/8 INCH REBAR WITH CAP (PLS 569); THENCE SOUTH 68 DEGREES 47 MINUTES 26 SECONDS WEST A DISTANCE OF 96.53 FEET TO A FOUND 1-1/4 INCH IRON PIPE WITH CAP (PLS 569); THENCE SOUTH 84 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 95.53 FEET TO A FOUND 1-1/4 INCH IRON PIPE WITH CAP (PLS 569); THENCE DEPARTING SAID NORTH R.O.W. LINE OF HIGHWAY 49, NORTH 00 DEGREES 42 MINUTES 41 SECONDS EAST A DISTANCE OF 1938.05 FEET TO A FOUND 1-1/4 INCH

IRON PIPE WITH CAP (PLS 569); THENCE NORTH 89 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 1327.65 FEET TO A FOUND 1-1/4 INCH IRON PIPE WITH CAP (PLS 569); THENCE SOUTH 00 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 657.71 FEET TO A POINT; THENCE NORTH 89 DEGREES 12 MINUTES 40 SECONDS EAST, PASSING A FOUND 1/2 INCH REBAR WITH CAP (PLS 1400) AT 0.61 FEET, BUT IN ALL A DISTANCE OF 630.62 TO A FOUND 1/2 INCH REBAR WITH CAP (PLS 1400); THENCE SOUTH 00 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 1253.13 FEET TO A FOUND 1/2 INCH REBAR WITH CAP (PLS 1400) IN THE NORTH RIGHT OF WAY OF SAID HIGHWAY 49; THENCE IN A WESTWARDLY DIRECTION, ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; NORTH 84 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 148.13 TO A FOUND R.O.W. POST; THENCE SOUTH 87 DEGREES 55 MINUTES 53 SECONDS WEST, A DISTANCE OF 461.33 FEET TO A FOUND R.O.W. POST (BENT); THENCE SOUTH 82 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 21.46 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 76.24 ACRES, MORE OR LESS.

SECTION II: REZONING SHALL BE CONTINGENT UPON COMPLIANCE WITH ALL DEVELOPMENT CRITERIA AND COVENANTS, PRELIMINARY AND FINAL DEVELOPMENT PLAN REVIEW BY THE METROPOLITAN AREA PLANNING COMMISSION, AND APPROVAL OF THE ATTACHED CONCEPTUAL PLANS.

SECTION III: 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 2<sup>nd</sup> day of June, 2009.