



Legislation Text

File #: ORD-94:694, **Version:** 1

AN ORDINANCE TO AMEND ORDINANCE NO. 954, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
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 by the change in zoning district boundaries as follows:

From Residential One to Commercial Three the following described property:

From Residential (R-1) to Commercial (C-3) of property described as follows: a part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 4 East, being more particularly described as follows: begin at the Northwest Corner of aforesaid Southwest Quarter of the Northeast Quarter; thence Easterly on the 40 acre line +/- 690 feet to a point; thence South +/- 90 feet to the centerline of Higginbottom Creek; thence Easterly with the meandering of said creek centerline to the East Line of aforesaid Southwest Quarter of the Northeast Quarter; thence South along the East Line of the Southwest Quarter of the Northeast Quarter to the South Line of the Southwest Quarter of the Northeast Quarter; thence West along the South Line of the Southwest Quarter of the Northeast Quarter to the West Line of the Southwest Quarter of the Northeast Quarter; thence North the West Line of the Southwest Quarter of the Northeast Quarter to the Northwest Corner of the Southwest Quarter of the Northeast Quarter, being the point of beginning, containing 38 acres, more or less, subject to all Rights Of Way and easements of record;

A part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 4 East, being more particularly described as follows: all of the Southeast Quarter of the Northeast Quarter lying South of the centerline of Higginbottom Creek, Less And Except The Following Described Parcel Of Land: begin at the Southwest Corner of the Southeast Quarter of the Northeast Quarter; thence South 89°48' East 42.5 feet to the point of beginning proper; thence with the meandering of a fence as follows: N02°51'E 100.0; N01°44'E 48.0 feet; N04°43'W 39.2 feet; N02°19'E 13.1 feet; thence South 89°48' East 206.3 feet; thence South 200 feet; thence North 89°48' West 210.0 feet to the point of beginning proper, containing 0.95 acres, more or less, subject to all Rights Of Way and easements of record.

A part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 14 North, Range 4 East, being more particularly described as follows: begin at the Northwest Corner of the Northwest Quarter of the Southeast Quarter; thence East on the 40 acre +/- 860 feet; thence Southwesterly with the meandering of a line S59°W +/- 380 Feet +/-; S72°25'W +/- 400 Feet +/-; S73°45'W +/- 165.8 Feet +/- to the West Line of the Northwest Quarter of the Southeast Quarter; thence North on the 40 acre line to the point of beginning proper, said point being the Northwest Corner of the Northwest Quarter of the Southeast Quarter, containing 4 acres, more or less, subject to all Rights Of Way and easements of record;

A part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 14 North Range 4 East, being more particularly described as follows: begin at the Northeast Corner of the Northeast Quarter of the Southwest Quarter; thence South on the 40 acre line +/- 365.8 feet; thence with the meandering of a line +/-

S73°45'W +/- 428.68 Feet; +/- S69°13'W +/- 266.9 Feet; +/- S72°45' W +/- 305.30 feet to the Easterly Right Of Way Line of Arkansas Highway No. 1B (Harrisburg Road); thence Northwesterly along said Right Of Way Line to the 40 acre line; thence North on the 40 acre line +/- 296.24 feet to the North Line of the Northeast Quarter of the Southwest Quarter; thence East on the 40 acre line to the Northeast Corner of the Northeast Quarter of the Southwest Quarter, the point of beginning proper, containing 15 acres, more or less, subject to all Rights Of Way and easements of record;

A part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 4 East, being more particularly described as follows: begin at the Northeast Corner of the Northwest Quarter of the Southwest Quarter; thence South on the 40 acre line +/- 296.24 feet to the Easterly Right Of Way Line of Arkansas Highway No. 1B (Harrisburg Road); thence Northwesterly along said Right Of Way Line to the North Line of the Northwest Quarter of the Southwest Quarter; thence East on the North Line of the Northwest Quarter of the Southwest Quarter to the Northeast Corner of the Northwest Quarter of the Southwest Quarter, the point of beginning proper, containing 1.3 acres, more or less, subject to all Rights Of Way and easements of record.

Less and except the following described parcels described herein to be rezoned from Residential (R-1) to Commercial (C-5): the West 200.00 feet of the Southwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 4 East; the North 200.00 feet of the West 200.00 feet of the Northwest Quarter of the Southeast Quarter of Section 32, Township 14 North, Range 4 East; the North 200.00 feet of the Northeast Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 4 East; and the North 200.00 feet of the Northwest Quarter of the Southwest Quarter lying East of Arkansas Highway No. 1-B in Section 32, Township 14 North, Range 4 East.

From Residential (R-1) to Commercial (C-5) of property described as follows: the West 200.00 feet of the Southwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 4 East; the North 200.00 feet of the West 200.00 feet of the Northwest Quarter of the Southeast Quarter of Section 32, Township 14 North, Range 4 East; the North 200.00 feet of the Northeast Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 4 East; and the North 200.00 feet of the Northwest Quarter of the Southwest Quarter lying East of Arkansas Highway No. 1-B in Section 32, Township 14 North, Range 4 East.

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 5th day of July, 1994.