

ORDINANCE NO. _____

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

From R-3, Multi-Family High Density District to C-3, General Commercial District, that land described as follows:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH 00°39'52" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 827.20 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWNS LANE; THENCE SOUTH 00°39'52" WEST, PARALLEL WITH SAID EAST LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 20°00'00" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00°39'52" EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 147,000 SQ. FT. OR 3.37 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 _____ DAY OF _____, 2026.

Harold Copenhaver, Mayor

ATTEST:

26139-ORD-RZ

