

**ORDINANCE NO. \_\_\_\_\_-2022**

**AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING  
ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

**BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:**

**SECTION I:** CHAPTER 117, 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: C-3, GENERAL COMMERCIAL DISTRICT  
TO: I-1, LIMITED INDUSTRIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF LOT 1 OF THE REVISED REPLAT OF LOT 1 OF O.C. BOYD SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 1 OF AIRGAS USA, LLC REPLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°35'47" EAST, 668.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLOW CREEK DRIVE; THENCE SOUTH 00°45'53" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 101.15 FEET; THENCE NORTH 87°07'11" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 20.53 FEET; THENCE SOUTH 61°38'19" WEST, 187.83 FEET; THENCE SOUTH 28°30'33" WEST, 138.44 FEET; THENCE NORTH 89°17'50" WEST, 106.54 FEET; THENCE SOUTH 56°42'54" WEST, 81.98 FEET; THENCE SOUTH 66°25'50" WEST, 83.72 FEET; THENCE NORTH 24°25'57" WEST, 395.25 FEET; THENCE NORTH 00°47'39" EAST, 33.00 FEET TO THE **POINT OF BEGINNING** , CONTAINING 3.73 ACRES (162,513 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**SECTION II:** THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain 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.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.

**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 ADOPTED this \_\_\_\_ day of MARCH, 2022.

ATTESTED:

\_\_\_\_\_  
April Leggett, City Clerk

CITY OF JONESBORO

By:\_\_\_\_\_  
Harold Copenhaver, Mayor