

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-1, Residential Medium Density District to I-1, Limited Industrial District, that land described as follows:

LEGAL DESCRIPTION

PART OF TRACT 3 LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°39'04" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 AFORESAID, A DISTANCE OF 141.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALTON FARMER DRIVE, SAID POINT BEING THE POINT OF BEGINNING: THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS, SOUTH 60°34'08" EAST A DISTANCE OF 44.73 FEET, SOUTH 37°26'55" EAST A DISTANCE OF 85.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COMMERCE DRIVE: THENCE SOUTH 00°27'01" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF DALTON FARMER DRIVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 510.37 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD: THENCE NORTH 43°37'35" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 825.55 FEET: THENCE NORTH 89°39'03" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 482.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 169,180 SQ. FT. OR 3.88 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.
4. The site shall comply with all overlay district standards.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

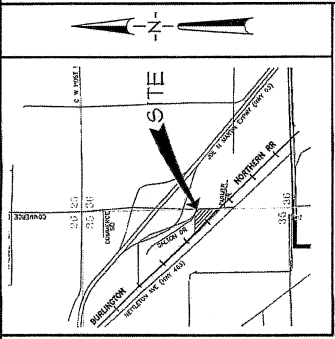
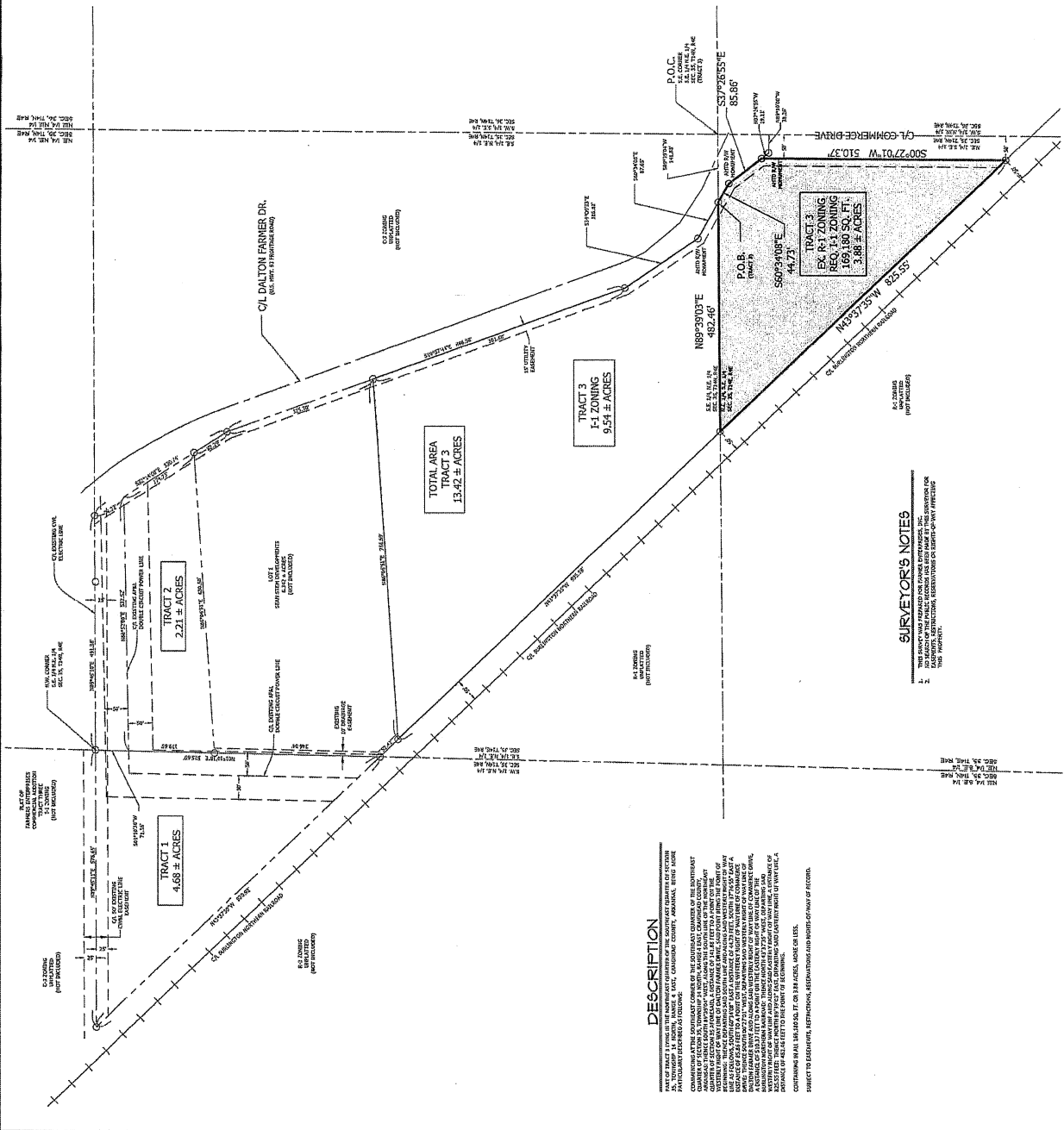
SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

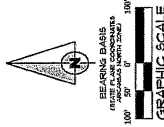
Harold Copenhaver, Mayor

ATTEST:

1711400-ORD-RZ



VICINITY SKETCH
NOT TO SCALE



- LEGEND
- SECTION LINE
 - BOUNDARY LINE
 - POINTER MARK LINE
 - BOUNDARY LINE
 - POINTER MARK LINE

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, hereby certify that the facts and conditions herein stated are true and correct, and that the same have been ascertained by me or by some person or persons known to me to be reliable and competent to do so.

DATE: _____

BY: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, the undersigned, being duly qualified and licensed as a Surveyor in the State of Tennessee, do hereby certify that the facts and conditions herein stated are true and correct, and that the same have been ascertained by me or by some person or persons known to me to be reliable and competent to do so.

DATE: _____

BY: _____

NOTARY PUBLIC

SURVEYOR'S NOTES

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE ABOVE DESCRIBED PROPERTY INTO THREE TRACTS FOR THE PURPOSE OF SELLING THE SAME. THE TOTAL AREA OF THE PROPERTY IS 13.42 ± ACRES.

DESCRIPTION

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE ABOVE DESCRIBED PROPERTY INTO THREE TRACTS FOR THE PURPOSE OF SELLING THE SAME. THE TOTAL AREA OF THE PROPERTY IS 13.42 ± ACRES.

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
103 SOUTH CHURCH STREET • SUITE 200, BOX 1482
JONESBORO, AR 72403
TEL: 870-933-3394 • FAX: 870-933-1483

PLANNING ENTERPRISES, INC.
PART OF TRACT 3
IN SEC 35, T14N, R4E
JONESBORO, ARKANSAS

REZONING REQUEST

| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 1 | REZONING REQUEST | 11/14/2023 |
| 2 | REZONING REQUEST | 11/14/2023 |
| 3 | REZONING REQUEST | 11/14/2023 |
| 4 | REZONING REQUEST | 11/14/2023 |
| 5 | REZONING REQUEST | 11/14/2023 |
| 6 | REZONING REQUEST | 11/14/2023 |
| 7 | REZONING REQUEST | 11/14/2023 |
| 8 | REZONING REQUEST | 11/14/2023 |
| 9 | REZONING REQUEST | 11/14/2023 |
| 10 | REZONING REQUEST | 11/14/2023 |

500-44-0-0-35-107-16-1549

1 OF 1