



Legislation Details (With Text)

**File #:** ORD-17:057    **Version:** 1    **Name:** REZONING REQUEST FROM R-1 TO I-2 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF THE STREET BETWEEN NESTLE ROAD AND NORDEX ROAD OF CW POST ROAD TRACT 1 AND TRACT 2 AS REQUESTED BY CWL AND JIDC

**Type:** Ordinance    **Status:** Passed

**File created:** 6/29/2017    **In control:** City Council

**On agenda:**    **Final action:** 7/18/2017

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF THE STREET BETWEEN NESTLE ROAD AND TRINITY ROAD OF CW POST ROAD TRACT 1 AND TRACT 2 AS REQUESTED BY CITY, WATER, & LIGHT AND JIDC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Application.pdf, 2. Staff Summary.pdf, 3. Aerial View of Location.pdf, 4. Craighead Technology Park Map.pdf, 5. Property Owner Notifications - signed - notofication.pdf, 6. South of CW Post Plat 190AC.pdf, 7. USPS Receipts.pdf, 8. Warranty Deed.pdf, 9. REZONING CWL.pdf

| Date      | Ver. | Action By    | Action                | Result |
|-----------|------|--------------|-----------------------|--------|
| 7/18/2017 | 1    | City Council | Passed                | Pass   |
| 7/6/2017  | 1    | City Council | Waived Second Reading | Pass   |

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF THE STREET BETWEEN NESTLE ROAD AND TRINITY ROAD OF CW POST ROAD TRACT 1 AND TRACT 2 AS REQUESTED BY CITY, WATER, & LIGHT AND JIDC  
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: R-1, SINGLE FAMILY RESIDENTAL DISTRICT  
TO: I-2, GENERAL INDUSTRIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF THE AFORESAID SECTION; THENCE SOUTH 0°51'20" EAST, 77.45 FEET TO A SET 5/8" X 20" REBAR, SAID POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 0°51'20" EAST, 1238.31 FEET TO A FOUND 5/8" X 20" REBAR; THENCE SOUTH 87°41'18" WEST, 1318.19 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 0°49'21" WEST, 1014.19 FEET TO A POINT; THENCE NORTH 87°39'58" EAST, 251.18 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 1°03'53" WEST, 91.28 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 87°40'22" EAST, 209.21 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 0°49'21" WEST, 170.25 FEET TO A SET 5/8" X 20" REBAR, MARKING THE SOUTHERLY RIGHT OF WAY OF C.W. POST ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 87°40'41" EAST, 443.00 FEET TO A SET 5/8" X 20" REBAR; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 88°33'40" EAST, 208.08 FEET, AND A RADIUS OF 1454.53 FEET, AND CURVE LENGTH OF 208.26 FEET TO A SET 5/8" X 20" REBAR; THENCE SOUTH 85°02'40" EAST, 90.00 FEET TO A SET 5/8" X 20" REBAR; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 86°08'48" EAST, 117.60 FEET, AND A RADIUS OF 1726.23 FEET, AND A CURVE LENGTH OF 117.62 FEET TO THE POINT OF BEGINNING PROPER; CONTAINING 36.11 ACRES, MORE OR LESS

AND

TRACT 2: LOT 1 OF JONESBORO C.W. POST ADDITION

**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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**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 18th day of July, 2017.