



Legislation Details (With Text)

**File #:** ORD-24:008    **Version:** 1    **Name:** REZONING FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 1323 STRAWFLOOR DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF TILLER LAND DEVELOPMENT, LLC

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

**File created:** 3/13/2024    **In control:** City Council

**On agenda:**    **Final action:** 4/16/2024

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 1323 STRAWFLOOR DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF TILLER LAND DEVELOPMENT, LLC

**Sponsors:**

**Indexes:** Rezoning

**Code sections:** Chapter 117 - Zoning

**Attachments:** 1. Staff Summary - CC, 2. Signed Rezoning Application, 3. COJ Rezoning - Adjoining Property Owner Notification, 4. H22-173 Phipps-Strawfloor-Rezoning Plat, 5. Certified Mail Receipt, 6. Zoning Signs

Date	Ver.	Action By	Action	Result
4/16/2024	1	City Council	Passed	Pass
4/2/2024	1	City Council	Held at second reading	
3/19/2024	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 1323 STRAWFLOOR DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF TILLER LAND DEVELOPMENT, LLC  
 BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION 1:**

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: Residential District, R-1**  
**TO: Commercial District, C-3, LUO**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL BEING IN SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE N88°49'52"E A DISTANCE OF 27.92 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF STRAWFLOOR ROAD; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 13.70 FT., A RADIUS OF 1382.95 FT., A CHORD BEARING OF S00°56'14"W AND A CHORD LENGTH OF 13.70 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 555; THENCE LEAVING SAID STRAWFLOOR ROAD RIGHT OF WAY, RUN ALONG SAID INTERSTATE 555 WEST RIGHT OF WAY LINE AS FOLLOWS: S41°19'40"W A DISTANCE OF 8.38 FT. TO A POINT, S09°41'04"W A DISTANCE OF 218.30 FT. TO A POINT, S25°36'04"W A DISTANCE OF 221.80 FT. TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 555; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, RUN ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AS FOLLOWS: N35°01'56"W A DISTANCE OF 347.20 FT. TO A POINT, N48°15'05"W A DISTANCE OF 214.90 FT. TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, RUN N89°06'59"E A DISTANCE OF 470.10 FT. TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

**SECTION 2:**

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.
5. THE FOLLOWING USES SHALL BE EXCLUDED::

- Carwash
- Cemetery
- Communication Tower
- Convenience Store
- Adult Entertainment
- Homeless Shelter
- Hotel or Motel
- Medical Marijuana Dispensary
- Pawn Shop
- Fast Food Restaurant
- Service Station
- General Vehicle Repair

PASSED AND APPROVED THIS 16TH DAY OF APRIL, 2024.

