



Legislation Details (With Text)

**File #:** ORD-23:047    **Version:** 1    **Name:** REZONING FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

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

**File created:** 12/14/2023    **In control:** City Council

**On agenda:**    **Final action:** 1/16/2024

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

**Sponsors:**

**Indexes:**

**Code sections:** Chapter 117 - Zoning

**Attachments:** 1. Staff Summary - C.C., 2. Plat, 3. 23142 - CWL Rezone Mail Receipts, 4. 23142 - CWL Rezone Signs, 5. Deed, 6. Rezoning Application, 7. Rezoning Plat, 8. 2650 moore

Date	Ver.	Action By	Action	Result
1/16/2024	1	City Council	Passed	Pass
1/2/2024	1	City Council	Held at second reading	
12/19/2023	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

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 AG-1, Agricultural District to 1-1, Limited Industrial District, that land described as follows:

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°53'09" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 10.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°53'09" EAST, ALONG SAID WEST LINE, 750.81 FEET; THENCE SOUTH 89°40'05" EAST, LEAVING SAID WEST LINE, 533.95 FEET; THENCE SOUTH 00°19'55" WEST, 714.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD SPUR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°08'41" WEST, 145.90 FEET TO A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 06°06'12", A RADIUS OF 1874.86 FEET, 1909.72 FEET TO A POINT THAT BEARS SOUTH 86°11'49" WEST, 199.62 FEET FROM THE LAST SAID POINT; SOUTH 89°14'55" WEST, 197.38 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 9.12 ACRES (397,466 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. 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 16TH DAY OF JANUARY 2024.