



## Legislation Details (With Text)

**File #:** ORD-22:046    **Version:** 1    **Name:** REZONING FROM I-1 LUO LIMITED INDUSTRIAL, LIMITED OVERLAY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE

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

**File created:** 11/9/2022    **In control:** City Council

**On agenda:**    **Final action:** 12/20/2022

**Title:** 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 FROM I-1 LUO LIMITED INDUSTRIAL, LIMITED OVERLAY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY SAI REAL ESTATE, LLC.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Updated Application, 2. Staff Summary - C.C., 3. Rezoning Plat, 4. Certified Mail Receipts, 5. Receipt

Date	Ver.	Action By	Action	Result
12/20/2022	1	City Council	Passed	Pass
12/6/2022	1	City Council	Held at second reading	
11/15/2022	1	City Council	Held at one reading	

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 FROM I-1 LUO LIMITED INDUSTRIAL, LIMITED OVERLAY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY SAI REAL ESTATE, LLC.

BE IT ORDAINED by the City Council in 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 ("MAPC") by the changes in zoning classification as follows:

FROM: I-1 LUO Limited Industrial, Limited Overlay District

TO: C-3 General Commercial District

For the following described property:

### **LEGAL DESCRIPTION:**

LOT 1 OF SAI REAL ESTATE'S HIGHLAND REPLAT, AS RECORDED IN DOCUMENT # 2022R-009996, PLAT BOOK 'C' PAGE 375, RECORDED IN THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

As surveyed:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 THENCE SOUTH 00° 27'27" WEST 67.72 FEET; THENCE NORTH 89°20'24" EAST 800.51 FEET; THENCE NORTH 89°23'56" EAST 50.01 TO THE POINT OF BEGINNING; THENCE NORTH 89°23'56" EAST 126.42 FEET; THENCE NORTH 89°05'33" EAST 326.32 FEET; THENCE SOUTH 00°38'05" EAST 230.23 FEET; THENCE SOUTH 00°31'47" WEST 89.77 FEET; THENCE NORTH 89°32'40" WEST 451.85 FEET; THENCE NORTH 00°28'05" EAST 309.91 FEET TO THE POINT OF BEGINNING PROPER, HAVING 142,320.7 SQUARE FEET OR 3.27 ACRES MORE OR LESS.

**SECTION 2:**

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

**SECTION 3:**

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan 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 development of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The site must comply with all Overlay District Guidelines.

PASSED AND APPROVED THIS 20TH DAY OF DECEMBER, 2022.