



## Legislation Details (With Text)

**File #:** ORD-19:039    **Version:** 1    **Name:** REZONING REQUEST FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY RAJEEV KUMAR ON BEHALF OF SAI REAL ESTATE LLC

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

**File created:** 6/27/2019    **In control:** City Council

**On agenda:**    **Final action:** 8/6/2019

**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 AG-1 AGRICULTURAL DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY RAJEEV KUMAR ON BEHALF OF SAI REAL ESTATE LLC

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Rezoning Plat (2).pdf, 2. Staff Summary - City Council RZ 19-09.pdf, 3. Application.pdf, 4. Pictures of Rezoning Sign.pdf, 5. Warranty Deed.pdf, 6. Rezoning Plat.pdf

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council	Passed	Pass
7/16/2019	1	City Council	Held at second reading	
7/2/2019	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 AG-1 AGRICULTURAL DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 5307 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY RAJEEV KUMAR ON BEHALF OF SAI REAL ESTATE LLC

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 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:** AG-1 Agricultural District  
**TO:** I-1 Limited Industrial District

For the following described property:

**LEGAL DESCRIPTION:**

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 TO THE POINT OF BEGINNING; THENCE NORTH 89°23'56" EAST 176.42 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 888.58 FEET; THENCE SOUTH 88°04'15" WEST 501.24 FEET; THENCE NORTH 00°27'20" EAST 878.80 FEET; THENCE NORTH 00°28'05" EAST 249.85 FEET TO THE POINT OF BEGINNING PROPER, HAVING AN AREA OF 563,457.1 SQUARE FEET, 12.93 ACRES MORE OR LESS, BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

**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 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 Commission approval in the future.

PASSED AND APPROVED, this 6th day of August, 2019.