



## Legislation Text

---

File #: ORD-22:031, Version: 1

---

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5459 E. NETTLETON AVENUE AS REQUESTED BY EASTON AGRICULTURAL, LLP  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;

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 R-1**  
TO:           **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows:

Beginning at the Northwest corner of the said SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , run thence S 01°08' W, a distance of 25.0 feet to the true POINT OF BEGINNING; thence run S 01°08' W, a distance of 238.6 feet to a point; thence run N 89°23' E, a distance of 668.7 feet to a point on the west right-of-way of Highway 463; thence run N 45°05' W, along said right-of-way, 334.2 feet to a point; thence run S 89°23' W, a distance of 427.3 feet to a point; said point being the POINT OF BEGINNING, said tract containing 3.00 acres, more or less, and being subject to a 20' utility easement across the east side thereof as described in JB2015R-009412, and a fifteen foot (15') easement as platted or an irrigation well and irrigation pipe and any other easements of rights-of-way of record, along with the following described ingress/egress/utility easement: Beginning at the Northwest corner of the said SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , run thence S 01°08' W, a distance of 25.0 feet to the true POINT OF BEGINNING; thence run N 89°23' E, a distance of 427.3 feet to a point on the west right-of-way of Highway 463; thence run N 45°05' W, along said right-of-way, 37.7 feet to a point; thence run S 89°07' W, a distance of 400.1 to the POINT OF BEGINNING.

**SECTION 2:** 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, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site

requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. 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) This development shall comply with all Overlay District requirements.

PASSED AND APPROVED THIS 2ND DAY OF AUGUST 2022.