



## Legislation Text

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 & I-1 LUO TO C-3 FOR PROPERTY LOCATED AT 2800 INDUSTRIAL DRIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION I:** 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: I-1 LIMITED INDUSTRIAL DISTRICT & I-1 LUO LIMITED USE OVERLAY DISTRICT  
TO: C-3 GENERAL COMMERCIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

TRACTS 1, 2 AND 3 INCLUSIVE, ACCORDING TO THE PLAT OF HIGGINS ESTATE, AS RECORDED IN BOOK "D", PAGE 45, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS. TOGETHER WITH LOT 2, HIGGINS MINOR PLAT, AS RECORDED IN BOOK "B", PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°20'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.40 FEET TO A POINT; THENCE NORTH 89°40'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH 89°40'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.82 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 463 (73' RIGHT-OF-WAY PER AHTD PLANS FOR JOB #10538); THENCE SOUTH 43°45'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 374.45 FEET TO A POINT; THENCE SOUTH 36°06'21" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.29 FEET TO A POINT; THENCE SOUTH 46°14'02" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.86 FEET TO A POINT; THENCE

SOUTH 43°46'01" EAST, A DISTANCE OF 293.23 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ACCESS DRIVE; THENCE SOUTH 32°48'56" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.89 FEET TO A POINT; THENCE SOUTH 25°09'00" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 72°19'37" WEST, DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 431.02 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE: THENCE NORTH 02°10'01" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.15 FEET TO A POINT; THENCE NORTH 19°44'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.10 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.49 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 293,237 SQ. FT. OR 6.73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY 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 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 redevelopment of the property.
3. In the future, any change of use shall be subject to Planning Department approval.
4. The site shall comply with all overlay district standards.

**SECTION III:** 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 21ST DAY OF MAY, 2024.