



Legislation Text

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 6725 E. HIGHLAND DRIVE AS REQUESTED BY GARRETT DUNHAM OF FISHER ARNOLD ON BEHALF OF PLATINUM PROPERTIES OF NEA, LLC

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: AG-1, AGRICULTURAL DISTRICT

TO: I-1- LIMITED INDUSTRIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 25, THENCE RUN S00°53'17"W, A DISTANCE OF 2,619.81 FEET TO A POINT; THENCE RUN S89°20'32"W, A DISTANCE OF 645.64 FEET TO A POINT, THENCE RUN N00°41'05"E, A DISTANCE OF 2,332.09 FEET TO A POINT; THENCE RUN N00°39'29"E, A DISTANCE 232.24 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF ARKANSAS HIGHWAY 18 (AKA HIGHLAND DRIVE); THENCE RUN ALONG SAID RIGHT-OF-WAY AS FOLLOWS: N88°06'07E, A DISTANCE OF 72.19 FEET TO A POINT; THENCE N85°20'49"E, A DISTANCE OF 188.55 TO A POINT, THENCE N81°08'44"E, A DISTANCE OF 292.84 FEET TO A POINT, THENCE N89°59'58"E, A DISTANCE OF 106.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,684,669 SQUARE FEET, MORE OR LESS, OR 38.68 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD; LESS AND EXCEPT THAT PORTION OF LAND LYING IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, PREVIOUSLY ZONED I-1 PER THE CURRENT ZONING MAPS CONTAINING APPROXIMATELY 3.90+/- ACRES.

SECTION II: 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 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.

PASSED AND APPROVED THIS 5TH DAY OF MARCH 2024.