



## Legislation Details (With Text)

**File #:** ORD-22:021    **Version:** 1    **Name:** REZONING PROPERTY FROM R-1 TO I-2 LOCATED EAST OF NESTLE ROAD AND NORTH OF DEER LAKE AS REQUESTED BY THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION

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

**File created:** 4/28/2022    **In control:** City Council

**On agenda:**    **Final action:** 6/7/2022

**Title:** AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM R-1, RESIDENTIAL TO I-2 INDUSTRIAL FOR PROPERTY LOCATED EAST OF NESTLE ROAD AND NORTH OF DEER LAKE AS REQUESTED BY THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Summary-City Council, 2. Plat and Legal Description, 3. Location, 4. Application, 5. Certified Mail Receipts, 6. List of Adjoining Property Owners, 7. Property Owner Notification, 8. Charge Sheet-Paid, 9. Receipt

Date	Ver.	Action By	Action	Result
6/7/2022	1	City Council	Passed	Pass
5/17/2022	1	City Council	Placed on third reading	
5/3/2022	1	City Council	Held at one reading	Pass

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM R-1, RESIDENTIAL TO I-2 INDUSTRIAL FOR PROPERTY LOCATED EAST OF NESTLE ROAD AND NORTH OF DEER LAKE AS REQUESTED BY THE JONESBORO ECONOMIC DEVELOPMENT CORPORATION

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 CLASSIFICATIONS AS FOLLOWS:

**FROM: Residential R-1**  
**TO: Industrial I-2**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION (AS-SURVEYED):**

**TRACT A:**

PART OF THE SOUTHALF OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER OF SECTIONS 32 AND 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°53'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, 1316.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 88°24'53" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1323.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°01'10" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1316.45 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 88°27'06" WEST, ALONG SAID SOUTH LINE, 1326.04 FEET TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST; THENCE SOUTH 87°48'57" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 3950.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 87°48'04" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 70.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NESTLE ROAD; THENCE NORTH 12°28'45" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 148.81 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 05°46'58", A RADIUS OF 3053.07 FEET, 308.15 FEET TO A POINT THAT BEARS NORTH09°45'52" EAST, 308.02 FEET FROM LAST SAID POINT; THENCE NORTH 06°17'09"EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 227.34 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 04°56'50", A RADIUS OF 615.56 FEET, 53.15 FEET TO A POINT THAT BEARS NORTH 03°24'56" EAST, 53.13 FEET FROM LAST SAID POINT; THENCE NORTH 00°34'32" WEST, ALONG SAID EASTERLY RIGHT-Of-WAY LINE, 584.24 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88°09'45" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1255.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH00°38'44" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1329.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 87°45'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 2633.48 FEET TO THE POINT OF BEGINNING, CONTAINING

237.74 ACRES (10,356,127 SQ. FT.), MORE OR LESS, SUBJECT TO A JO' WIDE INGRESS/EGRESS EASEMENT ALONG AN EXISTING FIELD ROAD LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST

QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**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 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) Any change of use shall be subject to Planning Department approval in the future.
- 4) A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc., shall be submitted to the Planning Department prior to any redevelopment of the property.

**SECTION 3:** 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 HEREIN ABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED THIS 7TH DAY OF JUNE 2022.