File #: ORD-26:001, **Version:** 2

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 LUO GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2620 ALEXANDER, JONESBORO, ARKANSAS, AS REQUESTED BY PAULA THOMPSON

WHEREAS, the owners of certain real property located at 2620 Alexander, Jonesboro, Arkansas, have filed a request to rezone said property from R-1 Single Family Medium Density District to C-3 LUO General Commercial District; and

WHEREAS, the Metropolitan Area Planning Commission has reviewed said request and, after due consideration, has recommended approval of the proposed rezoning; and

WHEREAS, the proposed rezoning is consistent with the City of Jonesboro's adopted long-range land use plan and is deemed appropriate for the orderly growth and development of the City; and

WHEREAS, the City Council finds that the requested zoning change promotes the public health, safety, and welfare of the citizens of Jonesboro;

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

SECTION 1. Chapter 117, Article III of the Code of Ordinances of the City of Jonesboro, Arkansas, be amended so as to change the zoning classification of the following described property:

FROM: **R-1 Single Family Medium Density District**
TO: **C-3 LUO General Commercial District with Limited Use Overlay**

For the following described property:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKNASAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH 89°02'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 445.88 FEET TO A POINT LYING ON THE SOUTH LINE OF PARKERS WOODLAND HILLS SUBDIVISION 6TH ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°02'03" EAST, CONTINUING ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 199.84 FEET TO THE NORTHWEST CORNER OF PLANTATION OAKS TO JONESBORO, ARKANSAS; THENCE SOUTH 01°23'25" WEST,DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID PLANTATION OAKS, A DISTANCE OF 494.02 FEET TO A POINT; THENCE NORTH 88°58'50" EAST, ALONG THE SOUTH LINE OF SAID

PLANTATION OAKS, A DISTANCE OF 67.12 FEET TO A POINT; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 197.98 FEET TO A POINT; THENCE NORTH 89°25'10" EAST, A DISTANCE OF 192.67 FEET TO A POINT LYING ON THE WEST LINE OF RANKIN'S FIRST ADDITION TO JONESBORO, ARKANSAS; THENCE SOUTH 32°02'03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 146.13 FEET TO A POINT; THENCE SOUTH 42°21'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 78.63 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE #555; THENCE NORTH 45°30'00" WEST, DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 437.53 FEET TO A POINT; THENCE NORTH 36°06'06" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 101.28 FEET TO A POINT; THENCE NORTH 44°28'10" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.81 FEET TO A POINT; THENCE NORTH 49°20'30" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 149.90 FEET TO A POINT; THENCE NORTH 51°12'37" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 29.81 FEET TO THE SOUTHEAST CORNER OF LOT "B" OF NIX'S ALEXANDER DRIVE REPLAT; THENCE NORTH 42°35'30" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, AND ALONG THE EAST LINE OF SAID NIX'S ALEXANDER DRIVE REPLAT, A DISTANCE OF
394.56 FEET TO THE POINT OF BEGINNING.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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 Flood Plain Regulations regarding any new construction.
2. 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.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.
5. The site must comply with all Overlay District guidelines.
6. The Limited Use Overlay shall prohibit: communications tower; adult entertainment; homeless shelter; commercial parking lot; pawn shops; recreational vehicle park; off premises sign.
7. The twenty-five (25) feet buffer between the site and all residential development required by the Overlay District shall remain undisturbed and shall be preserved in its current natural state. Existing vegetation within the buffer area shall not be cleared, graded, removed or otherwise disturbed.
8. Tract 3 of the property (described below) shall be preserved and dedicated to green space subject only to ingress and egress if required or requested by the Arkansas Department of Transportation or any other governmental or regulatory body. Tract 3 is described as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH 89°02'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 645.72 FEET TO THE NORTHWEST CORNER OF PLANTATION OAKS TO JONESBORO, ARKANSAS, SAID POINT ALSO LYING ON THE SOUTH LINE OF PARKERS WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID PLANTATION OAKS, A DISTANCE OF 494.02 FEET TO A POINT; THENCE NORTH 88°58'50" EAST, ALONG THE SOUTH LINE OF SAID PLANTATION OAKS, A DISTANCE OF 67.12 FEET TO A POINT; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25’10’’ EAST, A DISTANCE OF 192.67 FEET TO A POINT LYING ON THE WEST LINE OF RANKIN'S FIRST ADDITION TO JONESBORO, ARKANSAS; THENCE SOUTH 32°02'03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 146.13 FEET TO A POINT; THENCE SOUTH 42°21'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 78.63 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF

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INTERSTATE #555; THENCE NORTH 45°30'00" WEST, DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.11 FEET TO A POINT; THENCE NORTH 01°23’25’’ EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING.

PASSED AND APPROVED THIS 17TH DAY OF FEBRUARY 2026.

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