



Legislation Details (With Text)

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Title: 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 FROM R-2 AND C-5 TO C-3 LUO FOR PROPERTY LOCATED AT THE INTERSECTION OF RED WOLF BLVD AND STALLINGS LANE AS REQUESTED BY HERB & SHARON STALLINGS

Sponsors:

Indexes:

Code sections:

Attachments: 1. Stallings email, 2. Plat, 3. MAPC Report, 4. Opposition Letter

Date	Ver.	Action By	Action	Result
1/21/2014	1	City Council	Postponed Indefinitely	Pass

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 JOONESBORO, AKRANSAS BE AMENDED AS RECOMMENDED BY THE METROPO9LITAN AREA PLANNING COMMISION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: Residential, R-2and Commercial, C-5 TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

All Of Lots 9, 19, And 20, Part Of Lot 10, And The East Half Of Lot 18 Of Stallings 5th Addition To The City Of Jonesboro, Arkansas, Being More Particularly Described As Follows:

Beginning At An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 20; Thence Along The South Line Of Said Lot 20, S89°37'11"W A Distance Of 150.12 Feet, To An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 19; Thence Along The South Line Of Said Lot 19, S89°38'31"W A Distance Of 75.02 Feet, To An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 18; Thence Along The South Line Of Said Lot 18, S89°36'36"W A Distance Of 30.07 Feet, To A Set ½" Rebar, Capped PS 1728, Marking The Southwest Corner Of The East Half Of Said Lot 18; Thence Along The West Line Of Said East Half, N01°13'06"E A Distance Of 139.83 Feet, To A Set ½" Rebar, Capped PS 1728, On The South Line Of Said Lot 10; Thence Along The South Line Of Said Lot 10, S89°48'00"W A Distance Of 17.50 Feet, To An Existing 3" Pipe, Marking The Southwest Corner Of Said Lot 10; Thence Along The West Line Of Said Lot, N01°11'32"E A Distance Of 80.11 Feet, To The Proposed Purchase Line; Thence Along Said Proposed Purchase Line, N89°47'10"E A Distance Of 122.55 Feet, To A Point On The West Line Of Said Lot 9; Thence Along Said West Line, N01°14'29"E A Distance Of 60.22 Feet, To An Existing 1 1/2" Pipe, Marking The Northwest Corner Of Said Lot 9; Thence Along The North Line Of Said Lot 9, N89°07'05"E A Distance Of

165.20 Feet, To A Set ½” Rebar, Capped PS 1728, Marking The Northeast Corner Of Said Lot 9; Thence Along The East Line Of Said Lot, S06°06'13”W A Distance Of 141.43 Feet, To An Existing 1 ½” Pipe Marking The Southeast Corner Of Said Lot 9; Thence Along The South Line Of Said Lot, S79°58'33”W A Distance Of 3.23 Feet, To An Existing 1 ½” Pipe Marking The Northeast Corner Of Said Lot 20; Thence Along The East Line Of Said Lot 20, S01°07'32”W A Distance Of 140.21 Feet, To The Point Of Beginning. Containing 1.55 Acres, More Or Less.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A Final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The developer agrees to submit a traffic impact analysis due to existing traffic conditions, the type of use proposed, and the number of proposed fuel pumps. Findings and final site design shall be subject to MAPC approval during the Site Plan Review Process, and shall be coordinated with the State highway Dept., City Engineering Dept. and the Planning Departments.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328.- Residential Compatibility Standards”.
5. That the future use of the property be limited to the list of uses above (Limited Use Overlay) as approved by the MAPC.