



Legislation Details (With Text)

**File #:** ORD-21:017    **Version:** 1    **Name:** REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 4503 SOUTHWEST DRIVE, JONESBORO, AR AS REQUESTED BY DEBRA MANGRUM AND TOM KIRKSEY

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

**File created:** 4/14/2021    **In control:** City Council

**On agenda:**    **Final action:** 5/18/2021

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 4503 SOUTHWEST DRIVE, JONESBORO, AR AS REQUESTED BY DEBRA MANGRUM AND TOM KIRKSEY

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Summary - City Council, 2. Rezoning Plat, 3. Application, 4. Aerial View of Location, 5. Description, 6. Warranty Deed, 7. Valley View School USPS Green Card, 8. USPS Receipts

Date	Ver.	Action By	Action	Result
5/18/2021	1	City Council	Passed	Pass
5/4/2021	1	City Council	Held at second reading	
4/20/2021	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 4503 SOUTHWEST DRIVE, JONESBORO, AR AS REQUESTED BY DEBRA MANGRUM AND TOM KIRKSEY

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

**SECTION 1:**

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission (“MAPC”) by the changes in zoning classification as follows:

FROM: R-1 Single Family Residential

TO: C-3 General Commercial District

For the following described property:

**LEGAL DESCRIPTION:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 13 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID; THENCE NORTH ON THE WEST LINE OF AFORESAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 96.7 FEET; THENCE NORTH 88°47' EAST 135.6 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 88°47' EAST 336 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 49; THENCE NORTHEASTERLY ALONG AFORESAID RIGHT OF WAY LINE 221.4 FEET; THENCE SOUTH 88°47' WEST 410.7 FEET; THENCE SOUTH 206.5 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.76 ACRES, MORE OR LESS.

**SECTION 2:**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**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 and Flood 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 Commission 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 this property.
5. The property is located in the Overlay District and will comply with those design standards.
6. The current resident shall be allowed to reside on the property until such time as the property is sold, after which it may not be used as a residence.

PASSED AND APPROVED THIS 18TH DAY OF MAY, 2021.