



Legislation Details (With Text)

File #: ORD-21:029 **Version:** 1 **Name:** REZONING PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4, LUO, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5441 and 5443 SOUTHWEST DRIVE AS REQUESTED BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF O

Type: Ordinance **Status:** Passed

File created: 6/28/2021 **In control:** City Council

On agenda: **Final action:** 8/3/2021

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 C-4, LUO, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5441 and 5443 SOUTHWEST DRIVE AS REQUESTED BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF DAVID AND DEBORAH HARTSHORN

Sponsors:

Indexes: Rezoning

Code sections: Chapter 117 - Zoning

Attachments: 1. Staff Summary - City Council, 2. Rezoning Plat, 3. Application, 4. Conceptual Site Plan, 5. Signed Property Owner Notification, 6. USPS Receipts, 7. Vicinity Map, 8. Hartshorn email 07222021, 9. Emails regarding ORD-21-029, 10. Petition Against Rezoning_5441 and 5443 Southwest Drive, 11. 029

Date	Ver.	Action By	Action	Result
8/3/2021	1	City Council	Passed	Pass
7/20/2021	1	City Council	Held at second reading	
7/6/2021	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 C-4, LUO, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 5441 and 5443 SOUTHWEST DRIVE AS REQUESTED BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF DAVID AND DEBORAH HARTSHORN

BE IT ORDAINED by the City Council of 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 by the changes in zoning classification as follows:

From C-4, LUO, Neighborhood Commercial District to C-3, General Commercial District, that land described as follows:

LEGAL DESCRIPTION

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET " B", PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND LOTS 1, 2, 3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION , PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET " B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00°05' 49" EAST, A DISTANCE OF 569.60 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00° 05'49" EAST 42.3 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE: THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE: THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING, AND LOT 5 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO , ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENT AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVIEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5 IN CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS, AND THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITH CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET " B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

CONTAINING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS , RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

SECTION IV: 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 hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS 3RD DAY OF AUGUST, 2021.