



Legislation Text

File #: ORD-18:018, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM COMMERCIAL NEIGHBORHOOD DISTRICT, C-4 LUO TO SINGLE-FAMILY RESIDENTIAL, RS-7 FOR PROPERTY LOCATED AT 3703 S. CULBERHOUSE

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

SECTION 1: 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: COMMERCIAL NEIGHBORHOOD DISTRICT, C-4 LUO
TO: SINGLE-FAMILY RESIDENTIAL, RS-7

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 00°19'50" East 435.07 feet to the point of beginning proper; thence North 88°53'11" East 802.79 feet; thence South 01°08'05" East 169.95 feet; thence North 88°54'00" East 511.57 feet; thence South 00°26'00" East 199.96 feet; thence South 88°51'11" West 809.69 feet; thence North 00°43'14" West 10.05 feet; thence South 89°01'23" West 300.15 feet; thence South 01°37'49" East 9.62 feet; thence South 88°54'14" West 210.19 feet; thence North 00°05'56" East 369.36 feet to the point of beginning proper, having an area of 397654.50 square feet, 9.13 acres more or less.

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 MAPC, 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 or parking, signage, landscaping,

fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

PASSED AND APPROVED this 20th day of March, 2018.