



## Legislation Text

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**File #:** ORD-18:088, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON THE NORTH SIDE OF U.S. HWY. 49 AND SOUTH OF FLEMON ROAD AND EAST OF HWY. 226 AND WEST OF WILKERSON DRIVE FROM AGRICULTURAL, AG-1 TO SINGLE-FAMILY RESIDENTIAL, RS-8 LUO AS REQUESTED BY TRAVIS FISCHER WITH TRALAN ENGINEERING ON BEHALF OF CBS REVOCABLE TRUST  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

### **SECTION 1:**

CHAPTER 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 CLASSIFICATION AS FOLLOWS:

FROM:       **Agricultural, AG-1**  
TO:           **Single-Family Residential, RS-8 LUO**

THE FOLLOWING DESCRIBED PROPERTY:

### **LEGAL DESCRIPTION:**

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE WEST QUARTER CORNER OF SAID SECTION 4 RUN THENCE N89°25'46"E ALONG THE HALF SECTION LINE A DISTANCE OF 37.10 FT. TO A POINT ALONG THE EASTERN RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 226, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°25'46"E ALONG THE HALF SECTION LINE A DISTANCE OF 2615.76 FT. TO THE CENTER OF SAID SECTION 4; THENCE LEAVING SAID HALF SECTION LINE RUN S00°20'00"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2529.85 FT. TO A POINT ALONG THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49; THENCE LEAVING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 RUN S88°13'10"W ALONG THE NORTH RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 40.88 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°55'58"W A DISTANCE OF 1204.77 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N83°59'51"W A DISTANCE OF 73.53 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°14'32"W A DISTANCE OF 107.14 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S82°12'41"W A DISTANCE OF 230.57 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°39'23"W A DISTANCE OF 789.90 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N86°00'05"W A DISTANCE OF 160.41 FT TO A POINT WHERE SAID NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49 INTERSECTS WITH THE EAST RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 226; THENCE LEAVING SAID NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49, RUN THENCE N00°08'30"E ALONG SAID EAST RIGHT OF

WAY OF ARKANSAS HIGHWAY NO. 226 A DISTANCE OF 2496.53 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N02°53'30"W A DISTANCE OF 65.22 FT. TO THE POINT OF BEGINNING, CONTAINING 152.60 ACRES, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

**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. LIMITED USE OVERLAY- 7,100 SQ. FT LOT MINIMUM

PASSED AND APPROVED this 15th day of January, 2019.