



## Legislation Text

---

**File #:** ORD-19:038, **Version:** 1

---

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 5403 E. NETTLETON - FRED STREET BY CARLOS WOOD ON BEHALF OF JERRY STEPHENS  
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY 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 CLASSIFICATIONS AS FOLLOWS:

FROM: Commercial, C-3  
TO: Single Family Residential, RS-7

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF BLOCK "D" OF DUDLEY'S FIRST ADDITION TO THE CITY OF JONESBORO, FORMERLY TOWN OF NETTLETON, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 4 East; thence North 89°07'21" East 25.00 feet; thence South 00°03'11" West 280.00 feet; thence North 89°07'21" East 400.00 feet; thence continue North 89°07'21" East 60.00 feet to the point of beginning proper; thence North 00°03'11" East 120.00 feet; thence North 89°07'21" East 166.26 feet; thence South 43°13'41" East 134.37 feet; thence South 46°29'50" West 130.83 feet; thence North 65° 24'16" West 157.89 feet; thence South 89°07'21" West 19.93 feet to the point of beginning proper, having an area of 33541.27 square feet, 0.77 acres.

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. Any change of use shall be subject to Planning Commission approval in the future.
3. 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, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.