



## Legislation Text

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**File #:** ORD-19:062, **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 AT 4301 E. JOHNSON FROM RESIDENTIAL R-1 TO COMMERCIAL C-3 BY RHODES DEVELOPMENT COMPANY, LLC  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;

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:       **Residential R-1**  
TO:           **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

Part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 10, thence run South along the 40 acre line a distance of 555.1 feet to the South right of way line of State Highway No. 1; thence South 57 degrees 57 minutes West along said right of way a distance of 381.8 feet to the point of beginning proper; thence run South 32 degrees 03 minutes East 217.8 feet; thence run South 57 degrees 57 minutes West 200 feet; thence run North 32 degrees 03 minutes West 217.8 feet to the Southerly right of way line of State Highway No. 1; thence run North 57 degrees 57 minutes East 200 feet along said right of way line to the point of beginning proper, containing 1 acre, 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 Planning Department prior to any redevelopment of the property.
- 3) Any change of use shall be subject to Planning Department 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) This property lies in the Overlay District and will have to comply with all the rules and regulations for that District.

PASSED AND APPROVED THIS 19TH DAY OF NOVEMBER, 2019.