



## Legislation Text

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**File #:** ORD-20:010, **Version:** 1

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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 R-1, SINGLE-FAMILY RESIDENTIAL TO PD-RS, PLANNED DEVELOPMENT RESIDENTIAL FOR PROPERTY LOCATED AT 1130 GREENSBORO ROAD AS REQUESTED BY RICKEY JACKSON 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:       **Single-Family Residential, R-1**  
TO:         **Planned Development Residential, PD-RS**

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE EAST ON THE SECTION LINE 918.87 FT. TO THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS; N09°34'17"E - 208.21 FT.; N15°54'01"E - 45.20 FT TO THE POINT OF BEGINNING PROPER; THENCE WITH THE MEANDERINGS WITH EXISTING FENCE LINES AND APPARENT POSSESSION LINES AS FOLLOWS; N72°50'52"W - 187.66 FT.; S00°17'01"W - 31.37 FT.; S89°30'18"W - 194.03 FT.; N01°09'38"E - 210.42 FT.; N89°58'05"W - 139.79 FT.; N01°19'46"E - 202.84 FT.; S89°45'47"E - 442.91 FT.; N01°30'21"E - 734.91 FT.; S74°30'31"E - 296.02 FT.; S01°42'38"W - 476.43 FT.; S89°50'40"W - 127.97 FT.; S03°48'12"W - 191.07 FT.; S08°57'14"E - 159.59 FT. TO THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS; S29°41'38"W - 56.23 FT.; S24°45'09"W - 89.86 FT.; S21°15'27"W - 97.81 FT.; S15°54'10"W - 44.53 FT. TO THE POINT OF BEGINNING PROPER, CONTAINING 8.84 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY AND 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. THE APPLICANT AGREES TO COMPLY WITH THE MASTER STREET PLAN RECOMMENDATIONS FOR THE GREENSBORO ROAD RIGHT OF WAY.
4. A FINAL SITE PLAN ILLUSTRATING COMPLIANCE WITH PLANNED DEVELOPMENT DISTRICT REQUIREMENTS FOR PARKING, SIGNAGE, LANDSCAPING, FENCING, BUFFERING, SIDEWALKS, ETC., SHALL BE SUBMITTED TO THE MAPC PRIOR TO ANY DEVELOPMENT.

ORD-20:010 **FAILED** TO PASS ON JUNE 2, 2020 BY A VOTE OF 2-AYE (VANCE, MCCLAIN) AND 7-NAY (COLEMAN, MOORE, WILLIAMS, GIBSON, STREET, JOHNSON, LONG).