



Legislation Text

File #: ORD-21:019, **Version:** 1

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 I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 6515 C.W. POST ROAD, JONESBORO, AR AS REQUESTED BY JOHN STUCKEY.

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.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

SECTION 1:

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: R-1 Single Family Residential

TO: I-1 Limited Industrial District

For the following described property:

LEGAL DESCRIPTION:

Part of the Northeast Quarter of Section 36, Township 14 North, Range 4 East, Craighead County Arkansas, being more particularly described as follows: Commencing from the North Quarter Corner of said Section 36, thence N 89°22'39" E, a distance of 1,073.95 feet to a point, said point being the POINT OF BEGINNING; thence N 89°22'39" E, a distance of 260.85 feet to a point; thence S 00°40'11" W, a distance of 1,265.29 feet to a point; thence S 89°39'53" W, a distance of 265.51 feet to a point; thence N 00°52'54" W, a distance of 1,264.07 feet to a point; said point being the POINT OF BEGINNING, said tract containing 332,756 SF, or 7.64 acres, more or less, and being subject to all public and private easements and rights-of-way.

SECTION 2:

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management

- Policy regarding any new development.
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 Commission 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.

PASSED AND APPROVED THIS 1ST DAY OF JUNE, 2021.