

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE
PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: **TITLE 14, 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 R-1 Residential To PD-M: Planned District Mixed Use as a retirement community, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

From the Southeast corner of said Northwest Quarter of the Northeast Quarter, run N 00E50'00" W, a distance of 64.94 feet to a point, said point being the POINT OF BEGINNING;
thence S 89E24'50" W, a distance of 678.51 feet to a point;
thence S 88E55'33" W, a distance of 256.45 feet to a point;
thence N 02E33'00" W, a distance of 703.12 feet to a point;
thence N 85E06'00" W, a distance of 265.80 feet to a point;
thence N 00E58'00" E, a distance of 525.80 feet to a point;
thence N 89E39'47" E, a distance of 1,240.27 feet to a point;
thence S 00E50'00" W, a distance of 1,246.54 feet to a point;
said point being the POINT OF BEGINNING, said tract containing 30.92 acres.

SECTION II: The development of this property as a Planned District Mixed Use as a retirement community is further restricted in accordance with the following stipulations:

1. That a traffic analysis study be provided during the Final Development Plan review process. That the owner provides an additional 30 feet of right of way to the North of the center line of Peachtree Ave. as recommended by the MAPC.
2. That a single access drive shall be provided on the property complying with Code regulations.
3. That all phases and phasing plan schedule shall be approved by MAPC, and any major modification of the Planned Development shall necessitate re-submittal to MAPC.

4. The Subdivision Regulations and Process shall be completed and complied with by the applicant, with the exception of the PD provisions.
5. The gated entrance shall be designed and installed to meet fire safety code standards in such that emergency and/or municipal access is not hindered to protect the intent of public rights of ways and easements.
6. Trash storage and collection plan shall be addressed.
7. Detailed landscaping plan showing the spacing, size and specific types of landscaping material for all areas of the PD that are designated as common usable open space, plus the landscaping requirements. A detailed lighting and signage plan depicting photometric calculations at property boundary lines and a location and description of all proposed project signage.
8. Ownership of common open space in a PD-R and PD-RM shall be transferred by the developer to a legally established homeowners association. Common areas and park areas shall be maintained by the property owners association.
9. Landscaped median islands shall be irrigated and shall be maintained by the property owners association.
10. This approval specifically covers phases 1 & 2 and only the acreage within the City limits. Future phases shown on the plan shall be labeled for future development to be submitted for approval at a later date.
11. That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Planning Commission, left in its natural state.
12. The final development plan shall be submitted within two-years after approval of the preliminary development plan, or the approval of the preliminary development plan will expire and the plan will be deemed null and void.
13. No Zoning Certificate shall be issued for any property in a PD District and no construction, except preliminary excavation, shall begin until a valid development plan is in effect for that phase or property. The final development plan becomes valid upon approval by the Metropolitan Area Planning Commission.
14. That a thirty ft. (30') buffer be implemented along the western property line to screen the maintenance building from the abutting residential.

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

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

PASSED AND ADOPTED this ____ day of February, 2008.

CITY OF JONESBORO

By: _____
Doug Formon, Mayor

ATTESTED:

Donna K. Jackson, City Clerk