



## Legislation Text

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**File #:** ORD-15:023, **Version:** 1

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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: Residential Multi-Family, RM-8 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4 OF KAFFKA FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING IN ALL 1.55 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY 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.
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/SUCCESSORS AGREE TO COMPLY WITH THE MASTER STREET PLAN RECOMMENDATION FOR HILL DR. UPON ANY FUTURE REDEVELOPMENT OF THE SITE.
4. THE APPLICANT AGREES THAT SCREENING AND BUFFERING SHALL BE PROVIDED ALONG THE PROPERTY LINES OF THE PROPERTY THAT ABUTS SINGLE FAMILY HOMES.
5. THE PROPERTY SHALL BE REDEVELOPED UNDER THE "RM-8" STANDARDS AND GUIDELINES WITH A MAXIMUM OF 12 APARTMENT UNITS/DOORS.
6. PRIOR TO ANY REDEVELOPMENT, THE APPLICANT AGREES TO FILE A FINAL PLAT REFLECTING EXISTING CWL UTILITIES EASEMENTS ON THE SUBJECT SITE.

7. ALL PROPOSED BUILDINGS SHALL BE NO LARGER THAN A FOUR-PLEX.

PASSED AND APPROVED this 19th day of May, 2015.