



## Legislation Text

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**File #:** ORD-11:028, **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-2 TO Planned Development, Residential, Multifamily (PD-RM), THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 14 North, Range 4 East, beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, and running West 730.7 feet to Alley "C"; thence Southeastwardly parallel with said Alley "C" 466 feet; thence Northeastwardly 50.5 feet; thence East 375 feet; thence North to the point of beginning, containing 4 acres more or less AND ALSO DESCRIBED AS LOT 12 OF COBB & LEE'S SURVEY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 4 EAST.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That a Final Development Plan shall be filed and approved by the Metropolitan Area Planning Commission (MAPC) and no new work shall commence prior to Final Site Plan review and approval by MAPC;
- 2) A detailed lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses, and shall include 20' open space and amenities;
- 3) That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual;
- 4) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state, and local agencies shall be satisfied;
- 5) The development shall be limited to 56 units within the legal boundary of this request;
- 6) That a Final Subdivision Plat shall be approved by the Planning Commission with the assurance that all public right-of-way improvements are completed in a timely manner; and
- 7) That all building side setbacks be held to a minimum of 10 ft. setback from the property lines where rear patios will be located.

PASSED AND APPROVED this 19<sup>th</sup> day of April, 2011.