

**From:** Sharon Stallings [mailto:sharonandherb@icloud.com]

**Sent:** Tuesday, February 25, 2014 12:26 PM

**To:** Donna Jackson

**Cc:** Otis Spriggs; Harold Perrin; Phyllis Vaccari; Charles Frierson; Gene G Vance; chrismooreplumbing@yahoo.com; Charles Coleman; Ann Williams; Chris Gibson; Mitch Johnson; ddover@nettletonschoools.ne; Tim McCall

**Subject:** Requesting Stallings Rezoning case be untabled

Dear Aldermen,

As you are aware, Casey's General Store is no longer applicable for our site for which we are asking rezoning consideration. We request that the City Council would please reopen the petition to consider a less intense change from the proposed C-3 L.U.O. to CR-1, L.U.O., Neighborhood Commercial, modified for all of the property as indicated on the comparison map. In essence, the change of zoning affects only a small tract of residentially zoned property.

Under our present circumstances, we also ask that the traffic study requirement be removed due to the fact that no particular use is proposed at this time.



Please consider my revised Ordinance which reflects this modification, as included below:

*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 and Commercial, C-5 TO: CR-1, L.U.O. Neighborhood Commercial*

*THE FOLLOWING DESCRIBED PROPERTY:*

*All Of Lots 9, 19, And 20, Part Of Lot 10, And The East Half Of Lot 18 Of Stallings 5th Addition To The City Of Jonesboro, Arkansas, Being More Particularly Described As Follows:*

*Beginning At An Existing 1 ½” Pipe, Marking The Southeast Corner Of Said Lot 20; Thence Along The South Line Of Said Lot 20, S89°37’11”W A Distance Of 150.12 Feet, To An Existing 1 ½” Pipe, Marking The Southeast Corner Of Said Lot 19; Thence Along The South Line Of Said Lot 19, S89°38’31”W A Distance Of 75.02 Feet, To An Existing 1 ½” Pipe, Marking The Southeast Corner Of Said Lot 18; Thence Along The South Line Of Said Lot 18, S89°36’36”W A Distance Of 30.07 Feet, To A Set ½” Rebar, Capped PS 1728, Marking The Southwest Corner Of The East Half Of Said Lot 18; Thence Along The West Line Of Said East Half, N01°13’06”E A Distance Of 139.83 Feet, To A Set ½” Rebar, Capped PS 1728, On The South Line Of Said Lot 10; Thence Along The South Line Of Said Lot 10, S89°48’00”W A Distance Of 17.50 Feet, To An Existing 3” Pipe, Marking The Southwest Corner Of Said Lot 10; Thence Along The West Line Of Said Lot, N01°11’32”E A Distance Of 80.11 Feet, To The Proposed Purchase Line; Thence Along Said Proposed Purchase Line, N89°47’10”E A Distance Of 122.55 Feet, To A Point On The West Line Of Said Lot 9; Thence Along Said West Line, N01°14’29”E A Distance Of 60.22 Feet, To An Existing 1 ½” Pipe, Marking The Northwest Corner Of Said Lot 9; Thence Along The North Line Of Said Lot 9, N89°07’05”E A Distance Of 165.20 Feet, To A Set ½” Rebar, Capped PS 1728, Marking The Northeast Corner Of Said Lot 9; Thence Along The East Line Of Said Lot, S06°06’13”W A Distance Of 141.43 Feet, To An Existing 1 ½” Pipe Marking The Southeast Corner Of Said Lot 9; Thence Along The South Line Of Said Lot, S79°58’33”W A Distance Of 3.23 Feet, To An Existing 1 ½” Pipe Marking The Northeast Corner Of Said Lot 20; Thence Along The East Line Of Said Lot 20, S01°07’32”W A Distance Of 140.21 Feet, To The Point Of Beginning. Containing 1.55 Acres, More Or Less.*

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

- 1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.*
- 2. A Final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.*
- 3. The setback, building height, screening, and site design standards are required per “Sec. 117-328 - Residential Compatibility Standards”.*
- 4. That the future use of the property be limited to the list of uses in Chapter 117, Section 139 of the Jonesboro Code of Ordinances.*

*SECTION 3: All ordinances and parts of ordinances in conflict herewith are hereby repealed.*

*SECTION 4: 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.*

Respectfully Submitted,  
Sharon and Herb Stallings