



Legislation Text

File #: ORD-15:004, **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.

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

SECTION I. 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 by the changes in zoning classification as follows:

TRACT 1: From R-1, Single-Family Medium Density District to RS-7, Single Family Residence District, per attached plat, and

TRACT 2: From R-1, Single-Family Medium Density District to RM-8 Residential Multi-Family District, per attached plat, that land described as follows:

LEGAL DESCRIPTION - TRACT 1

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 439.38 FEET: THENCE SOUTH 89°23'57" WEST, LEAVING SAID EAST LINE, 1,273.28 FEET: THENCE NORTH 00°54'53" EAST, 439.38 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7: THENCE NORTH 89°23'57" EAST, ALONG SAID NORTH LINE, 1,273.28 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 559,258 SQ. FT. OR 12.84 ACRES, MORE OR LESS, SUBJECT TO PARTICK STREET RIGHT-OF-WAY ALONG THE EAST LINE THEREOF, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION - TRACT 2

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 439.38 FEET TO THE POINT OF BEGINNING PROPER: THENCE CONTINUE SOUTH 00°54'53" WEST, ALONG SAID EAST LINE, 439.38 FEET: THENCE SOUTH 89°23'57" WEST, LEAVING SAID EAST LINE, 1,273.28 FEET: THENCE NORTH 00°54'53" EAST, 439.38 FEET: THENCE NORTH 89°23'57" EAST, 1,273.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING IN ALL 559,258 SQ. FT. OR 12.84 ACRES, MORE OR LESS, SUBJECT TO PARTICK STREET RIGHT-OF-WAY ALONG THE EAST LINE THEREOF,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. The applicant/successors agree to comply with the Master Street Plan recommendations for Daybreak Drive and North Patrick Street upon any future redevelopment of the site. The property shall be redeveloped under the RS-7 and RM-8 District standards: Maximum 40 single family homes (families or doors), and a maximum of 50 attached single family/duplex style units (families or doors).
4. The owner agrees to perform agreed upon street right-of-way improvements including sidewalks for pedestrian safety along property frontage.

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.

SECTION V: This ordinance shall take effect and be in force from and after its passage.

PASSED AND ADOPTED this 19th day of February, 2015.