

ORDINANCE NO. _____

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 Multi-family, R-2**
TO: **Multi-family Residential Planned Development, PD-RM**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, SAID PARCEL INCLUDING A A PORTION OF LOT 1, BLOCK C OF THE REPLAT OF CRAIGHILLS THIRD ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°13'22" WEST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 105.13 FEET; THENCE NORTH 00°14'33" EAST, DEPARTING FROM SAID QUARTER SECTION LINE, A DISTANCE OF 782.63 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 3-R1 AS SHOWN ON THE CORRECTIVE MINOR PLAT OF SAVANNAH HILLS AND REPL.AT OF LOTS 4-6, 11-13 & 16, BLOCK "B" OF CRAIGHILLS THIRD ADDITION; THENCE NORTH 89°45'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 130.02 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00, A CENTRAL ANGLE OF 83°16'18", A CHORD BEARING OF SOUTH 84°56'29" WEST AND A CHORD DISTANCE OF 79.30 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 87.20 FEET TO THE POINT OF A REVERSE CURVEATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47", A CHORD BEARING OF SOUTH 65°24'09" WEST AND A CHORD DISTANCE OF 21.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 21.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°45'27" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 110.55 FEET; THENCE NORTH 00°14'33" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 148.01 FEET; THENCE NORTH 89°45'27" WEST, CONTINUING ALONG SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 194.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3-R1; THENCE NORTH 00°14'33" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 218.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 3-R1; THENCE NORTH 89°45'27" WEST, DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF LOT 2-R1 OF SAID CORRECTIVE PL.AT, A DISTANCE OF 87.57 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 33°27'34", A CHORD BEARING OF NORTH 32°42'27" WEST AND A CHORD DISTANCE OF 34.54 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 2-R1, A DISTANCE OF 35.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47", A CHORD BEARING OF NORTH 24°35'51" WEST AND A CHORD DISTANCE OF 21.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND

CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-R1, A DISTANCE OF 21.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°14'33" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 244.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 18°42'35", A CHORD BEARING OF NORTH 09°35'50" EAST AND A CHORD DISTANCE OF 55.27 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 55.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°57'08" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 18°42'35", A CHORD BEARING OF NORTH 10°19'15" EAST AND A CHORD DISTANCE OF 69.03 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 69.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°41'23" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1 R, A DISTANCE OF 7.28 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 12 OF THE PLAT OF BYARS' RANCHETTES; THENCE NORTH 89°40'33" EAST, ALONG THE SOUTH LINE OF SAID BYARS' RANCHETTES AND THE SOUTH LINE OF THE PLAT OF ROY SHERIDAN SUB-DIVISION, A DISTANCE OF 596.95 FEET; THENCE SOUTH 00°14'33" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 864.21 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 489,034 SQ. FT. OR 11.23 ACRES, MORE OR LESS.
SUBJECT TO EASEMENT, 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 REGARDING ANY NEW CONSTRUCTION.
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. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING COMMISSION APPROVAL IN THE FUTURE.
4. A FINAL SITE PLAN ILLUSTRATING COMPLIANCE WITH SITE REQUIREMENTS FOR PARKING, SIGNAGE, LANDSCAPING, SIDEWALKS, FENCING, BUFFERING, LIGHTING, ETC. SHALL BE SUBMITTED TO THE MAPC PRIOR TO ANY REDEVELOPMENT. NEW SIDEWALKS, SCREENING, LANDSCAPING, OUTDOOR STORAGE, AND DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE IMPLEMENTED IF STIPULATED BY THE MAPC.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK