

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, R-1**
TO: **RM-8, L.U.O.**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

From the Northeast corner of the Northeast Quarter, said section 23, run S00°42'52"E a distance of 1656.60 ft. to a point;
thence S89°17'08"W a distance of 1222.00 ft. to the POINT OF BEGINNING;

thence continue S89°17'08"W a distance of 332.80 ft. to a point on the East right of way line of Loberg Lane;
thence N01°21'51"W along said East right of way line a distance of 177.01 ft. to a point; thence leaving said right of way line, run N89°17'08"E a distance of 337.32 ft. to a point;
thence S00°05'56"W a distance of 177.02 ft. to the POINT OF BEGINNING, containing 1.36 acres and being subject to any easements 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 the site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
- 5) The dwelling units are to be duplexes only.
- 6) The exterior finish of the buildings is to be a low maintenance material.
- 7) The privacy fencing is to be eight feet (8') in height.
- 8) There are to be a maximum of six (6) duplexes, creating twelve dwelling units on the property.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

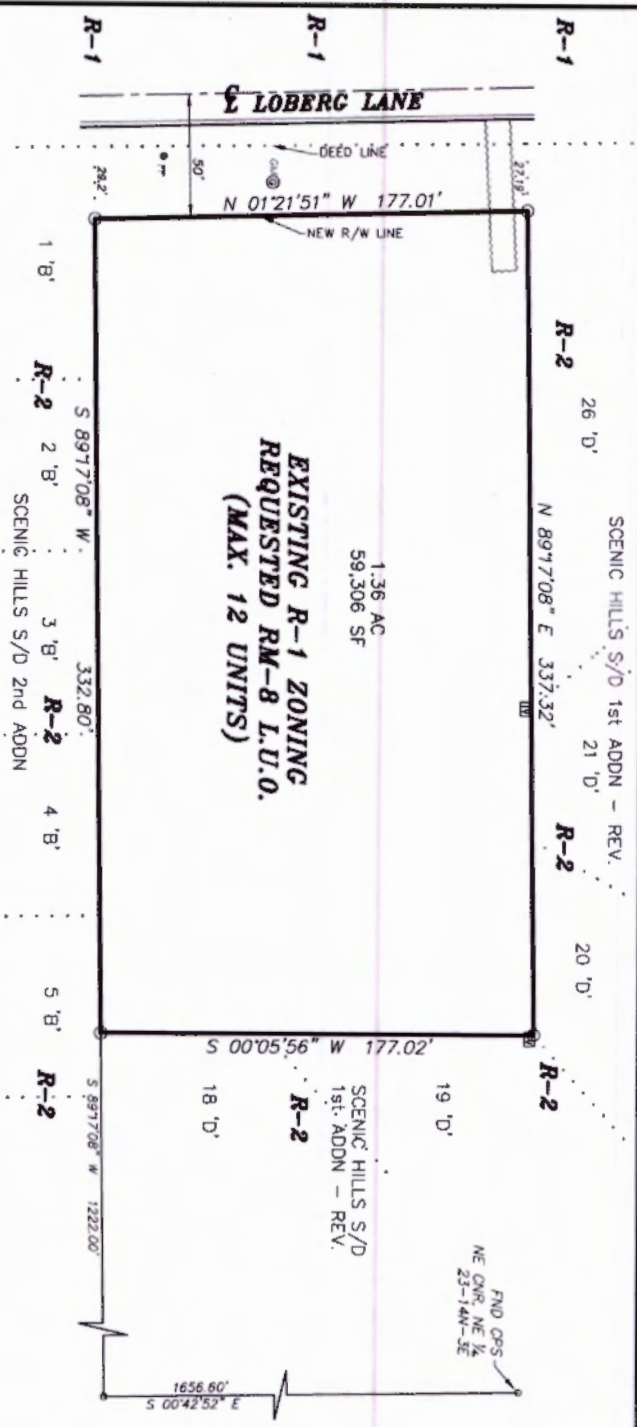
HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK



VICINITY MAP



**EXISTING R-1 ZONING
REQUESTED RM-8 L.U.O.
(MAX. 12 UNITS)**

1.36 AC
59,306 SF

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises:
I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established; the improvements thereon are shown as they exist; the encroachments, if any, as disclosed by Survey, are shown hereon.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The course precision of the plat is in excess of 3) The research compiled for this survey includes legal description provided and our own research of the courthouse.
- 4) All corner monuments set are "x" rebar, unless otherwise indicated on the plat.
- 5) Owner's responsibility on the plat.
- 6) Road Right of Way: This tract does not lie within the 100'-ft. Flood Plain per Flood Insurance rate map of Craighead Co., Ark. and incorporated areas, 09-27-91. This tract does lie within the Zone "X" Flood Plain, per the map referenced above.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:
From the Northeast corner of the Northeast Quarter, said section 23, run S00°42'52"E a distance of 1655.50 ft. to a point;
thence S89°17'08"W a distance of 1222.00 ft. to the POINT OF BEGINNING;
thence continue S89°17'08"W a distance of 332.80 ft. to a point on the East right of way line of Loberg Lane;
thence N01°21'51"W along said East right of way line a distance of 177.01 ft. to a point; thence leaving said right of way line, run N89°17'08"E a distance of 337.32 ft. to a point;
thence S00°05'56"W a distance of 177.02 ft. to the POINT OF BEGINNING, containing 1.36 acres and being subject to any assessments of record.



Drawn By: RE		Checked by: GH	
Date 06-28-17	Scale 1"=50'	Job No. 117081	Sheet No. 1 of 1
Section 23	Township 14N	Range 03E	County CRAIGHEAD

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ENGINEERS PLANNERS SURVEYORS

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REZONING PLAT
1110 LOBERG LANE
JONESBORO, ARKANSAS
FOR
CHRIS ISHMAEL

CIVILOGIC
No. 328
CIVIL ENGINEER
No. 11272
REGISTERED

REGISTERED
CIVIL ENGINEER
No. 11525
No. 11525
REGISTERED
SURVEYOR

SHEET NUMBER
1 of 1