

LEGEND

- FOUND IRON PIN
- FOUND STATE BORNMENT
- FOUND MAG NAIL
- FOUND IRON PIPE
- SET IRON PIN
- COMPLETED POINT
- SET NAIL
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- WIRE FENCE
- STEEL RAIL FENCE



M. Moore
 Doug Moore, Licensed Surveyor
 741 Ga. Ave. #3, 710
 Fayetteville, AR. 72401
 ONE 870-240-3883, YVA CELL 870-240-8990

Cadastral Information	
Scale: 1" = 100'	County: YVA
Block: 15166-1	Tract: 378,866
Subtract: 0	Area: 15166-1
ARKANSAS SURVEYORS GUIDE	
408-148-0480-10-58-16-1688	

PLAT OF SURVEY

8.71 ACRES
 378,866 SQFT



BEARINGS ARE BASED ON
 JONESBOND COORDINATE SYSTEM

DESCRIPTION:

The balance lands in Craighead County, Arkansas to-wit: That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 14 North, Range 4 East, described as follows: Beginning at the Southwest corner of said tract; thence N89°53'53"W along the South line of said tract 316.00 feet to the true point of beginning; thence course N89°31'45"W along said South line 272.57 feet; thence course N89°34'45"W, 380.01 feet; thence N89°48'35"W, 407.27 feet; thence N89°38'45"W, 332.07 feet to the North line of the South Part of the Northwest Quarter of the Northwest Quarter of Section 11; thence N89°47'25"E along said North line 485.75 feet thence S89°05'17"E along said centerline 185.77 feet; thence along a curve to the left with a radius of 2390.00 feet along said centerline, 88.54 feet; thence S89°48'35"W along said centerline, 4.00 feet; thence S89°48'35"E, 65.23 feet; thence S89°38'17"W, 275.46 feet; thence S89°48'35"W, 190.00 feet; thence N89°32'59"W, 110.00 feet; thence S89°24'29"W, 196.10 feet to the true point of beginning, containing 8.71 acres more or less. Subject to a Road easement along the North-west side of Hadson Street and any other easements that may affect said tract.

**NW CORNER
 NAWIA NW1/4
 S10-T14N-R4E
 810-1148-N4E**

N.T.S.

**SE CORNER
 NAWIA NW1/4
 S10-T14N-R4E**

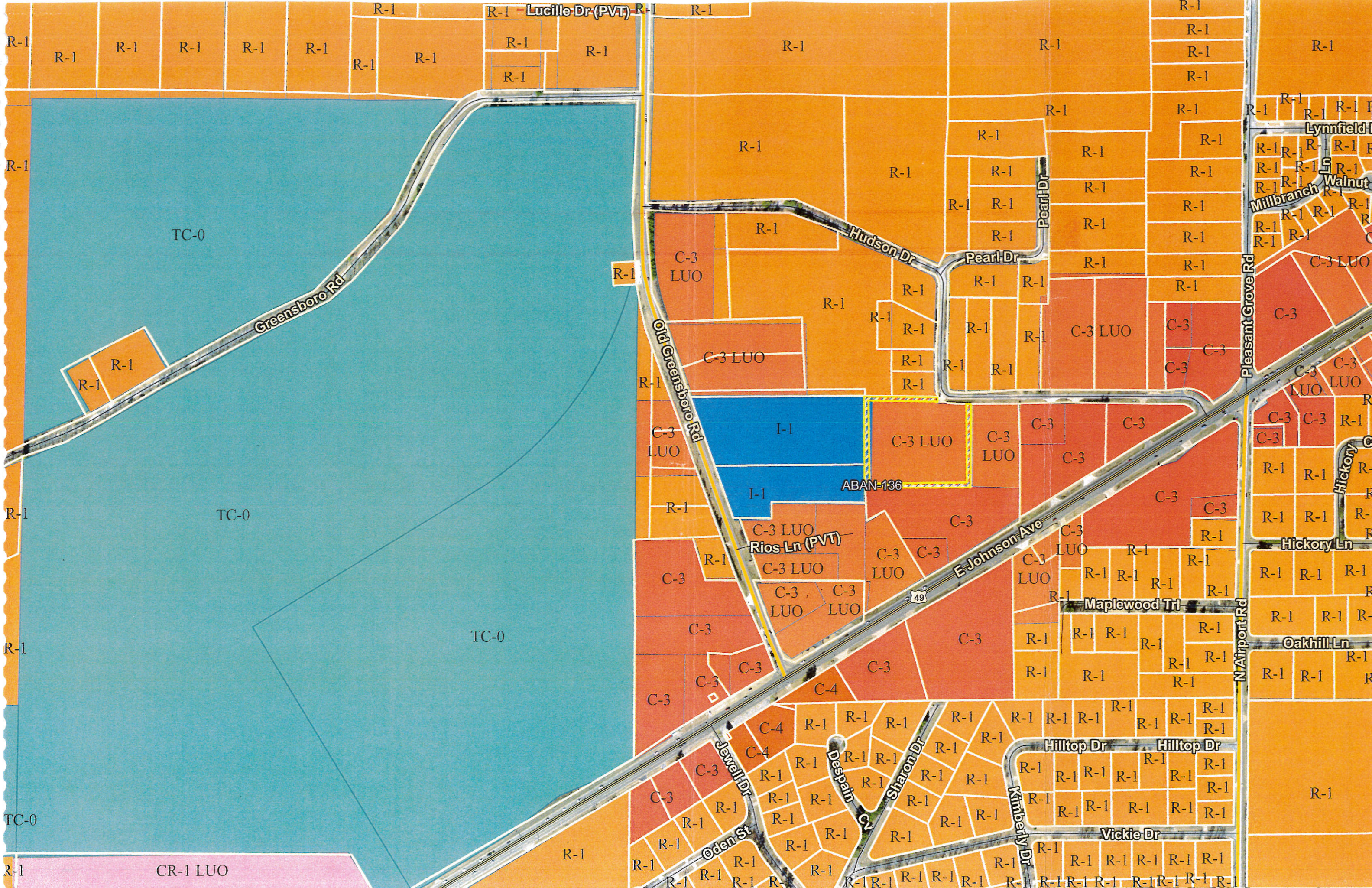
N.T.S.

**SE CORNER
 NAWIA NW1/4
 S10-T14N-R4E**

N.T.S.

**NW CORNER
 NAWIA NW1/4
 S10-T14N-R4E**

N.T.S.



TC-0

TC-0

TC-0

TC-0

R-1

CR-1 LUO

C-3 LUO

C-3 LUO

C-3 LUO

Rios Ln (PVT)

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

C-3 LUO

ABAN-136

49

Greensboro Rd

Old Greensboro Rd

Hudson Dr

Pearl Dr

Pearl Dr

E Johnson Ave

Maplewood Trl

Hickory Ln

Oakhill Ln

Hilltop Dr

Hilltop Dr

Vickie Dr

Jewell Dr

Despain Cv

Sharon Dr

Kimberly Dr

Pleasant Grove Rd

Lynnfield Rd

Walnut E

Millbranch

Hickory Cir

N Airport Rd

Lucille Dr (PVT)



City of Jonesboro City Council
Staff Report – RZ 16-11: 3423 Hudson
Municipal Center - 300 S. Church St.
For Consideration by the Council on July 5, 2016

REQUEST: To consider a rezoning of one tract of land containing 8.29 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 8.29 acres of land located at 3423 Hudson, from “R-1” Single Family Residential District to “RM-12” LUO Residential Multi-family Classification allowing for 12 units per gross acre.

**APPLICANTS/
OWNER:** Robin Caldwell, 3908 Sunset, Jonesboro, AR 72401

LOCATION: 3423 Hudson, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 8.29 Acres
Street Frontage: 156.77 Feet along Hudson Drive
Topography: Undeveloped flat.
Existing Development: Single family house

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Undeveloped
South	C-3 LUO General Commercial District and I-1 Industrial District
East	R-1 Single Family Residential Housing
West	R-1 Single Family Residential Housing and C-3 General Commercial LUO

HISTORY: Currently undeveloped.

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

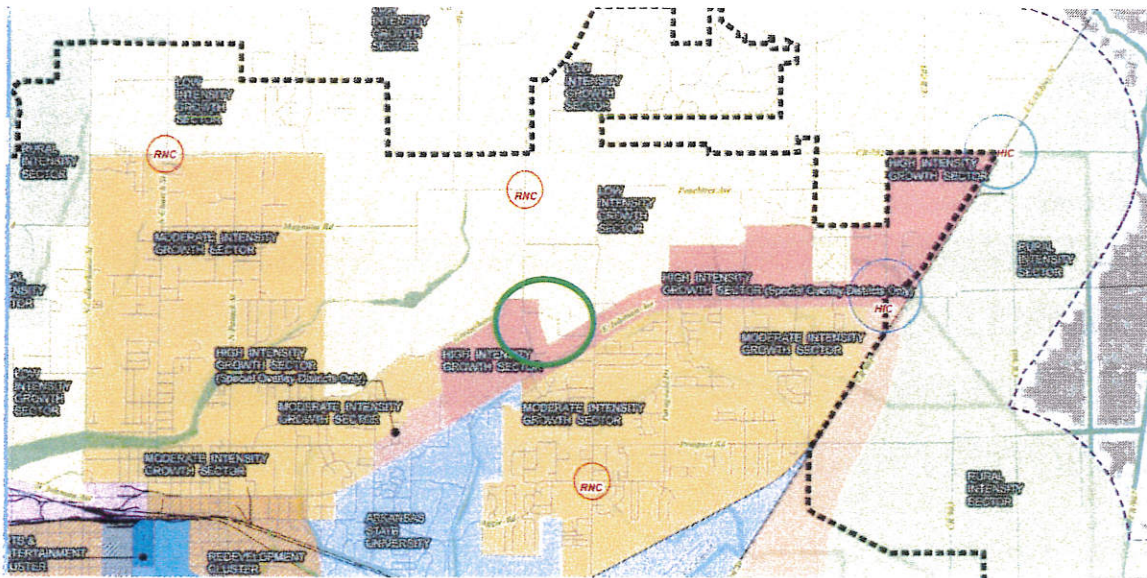
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses such as automotive dealerships, which are located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity Growth Recommended Use Types Include:

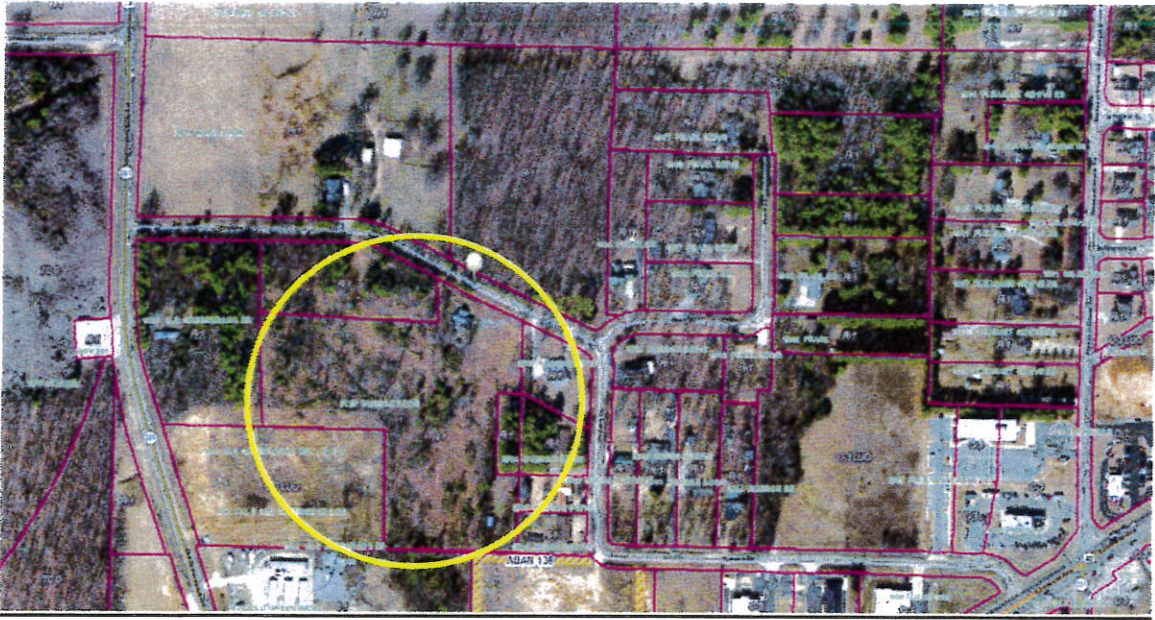
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

The subject site is served by Hudson, which on the Master Street Plan is defined as a Local Street; the street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map










Aerial/Zoning Map



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed RM-12 rezoning is consistent with the Future Land Use Plan, which was categorized as a High Intensity Growth Sector which recommends up to 14 units per acre on multi-family.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area is in redevelopment and transition. Similar use will occur on the Greensboro Village Town Center site.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for residential development, if right of way improvements are done, and access management principles are implemented.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	Except for the single family house currently on the land, this property has been undeveloped for several years.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal impact if rezoned if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	

Staff Findings:

Applicant's Purpose:

The applicant purchased the property wanting to build multifamily units according to RM-12 zoning guidelines. The land is currently undeveloped since 2005. The applicant feels like he can develop the property while having very little impact on the surrounding area.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

RM-12 Residential Multifamily Classification. The purpose of this classification is to provide appropriate locations for multifamily residential units. The district allows for all forms of units, duplexes, triplexes, quads, and higher. At twelve units per acre, the applicant could gross 99 units on the subject property maximum. The applicant is requesting approval of 96 upscale multi-family units. The current R-1 District could gross 5.6 homes per acre, resulting in 46 single family homes.

In the application the applicant notes that the proposed rezoning would provide a needed transition from Commercial to Single Family Residential.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested RM-12 Multifamily Residential District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Uses	RM-12	Uses	RM-12
Single Family, Detached		Golf course	P
Single-Family, Attached	P	Government service	P
Duplex, triplex, Fourplex	P	Hospital	P
Emergency Housing Unit		Library	P
Multifamily	P	Medical Services	C
Manufactured Housing Unit	P	Museum	C
Manufactured Housing Unit – Residential Design	P	Nursing Home	C
Manufactured Housing Park		Parks and recreation	P
Group Residential	P	Post office	
Accessory Dwelling Unit		Recreation/Entertainment, indoor	
Airport or airstrip		Recreation/entertainment, outdoor	
Animal care, general		Safety Services	P
Animal care, limited		School, elementary, middle and high	P
Automated Teller Machine	C	Utility Major	C
Bed and breakfast	C	Utility Minor	P
Cemetery	C	Agriculture, animal	
Church	C	Agriculture, crop	
College or university	P	Agriculture, product sales	
Communication Tower	C		
Convenience Store	C		
Day care, limited(family home)	P		
Day care, general	C		

MAPC RECORD OF PROCEEDINGS: MAPC Meeting Held on June 28, 2016

Applicant: Mr. Cole Stevenson requested a rezoning for 3423 Hudson from R-1 Single Family Residential to RM-12 Residential multifamily classification. Mr. Stevenson explained that he wanted to get the property rezoned so it would be easier for someone to develop the property. He went to explain that he was asking for RM-12 multifamily because they felt like that was the residential zoning that would work best with the surrounding commercial zonings.

Staff: Mr. Ron Kelton stated that he had concerns about Hudson road and the intersection of Hudson and 351. Mr. Kelton wanted to know if Mr. Stevenson planned to do any road improvements if this property were rezoned from R-1 to RM-12.

Applicant: Mr. Stevenson said they did not have any plans on doing road improvements but that was only because they did not have a site plan for any project at this time. Mr. Stevenson went on to say that he agreed with Mr. Kelton's statements regarding a need for road improvements in this area.

Staff: Mr. Brant Perkins wanted to know if the applicant planned on securing another access to this property other than Hudson Road.

Applicant: Mr. Stevenson said that his client did not have access to any other access points to their property other than Hudson Road.

Staff: Mr. Otis Spriggs presented the Staff comments directly from the staff summary that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-11, a request to rezone property from "R-1" Single Family Residential District to "RM-12" L.U.O., Multifamily Residential District subject to final site plan approval by the MAPC.

No issues were reported by the various departments. The applicants will have to comply with the list of uses in the conditions:

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, 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 maximum units shall be 96.

Public Input: Mr. Rick Chester spoke during the public comment period. He explained that this property was part of a mass annexation into the City of Jonesboro in 1998 and there was no sewer out by that property. He wanted to know where the sewer for this development would come from.

Staff: Mr. Otis Spriggs explained that this information was not available yet because there were no site plans submitted for review. This question would be answered at that point in the process by City, Water, and Light. He went on to say that any rezoning would be subject to a final site plan review.

Mr. Jerry Reece explained that developers would be responsible for paying for getting sewer to their property.

Mr. Jim Scurlock asked Mr. Spriggs a question about lot coverage.

Mr. Spriggs explained to him that it only meant lot coverage. It did not matter if the buildings were 2 or 3 stories high.

Mr. Perkins asked Mr. Spriggs if all of the property was in what the Land Use Map classified as a low-intensity growth sector and or high-intensity growth sector.

Mr. Spriggs explained that the lines on the map were not intended to be hard lines.

Mr. Perkins also pointed out that he was not sure if this area had the infrastructure to support the additional housing units that could be placed on this lot if the committee were to approve the rezoning.

Mr. Kevin Bailey suggested that the applicant needed to do a traffic study to determine how this rezoning would impact traffic in the area.

Applicant: Mr. Stevenson agreed but restated that it would be difficult to do a traffic study at this time since they do not have site plans for any development.

Public Input: Mr. Chester also asked about a secondary entrance for this property

Staff: The board reiterated that the issue would be addressed during the site plan review.

Commission:

Mr. Kelton made a motion to approve the Case: RZ 16-11 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from "R-1" Single Family Residential District to the proposed "RM-12", Multifamily Residential District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future. Mr. Jim Scurlock seconded the motion.

The motion PASSED with the following (5-3) vote:

Voting Aye: 5 - Mr. Lonnie Roberts; Mr. Ron Kelton; Mr. Jim Scurlock; Mr. Kevin Bailey; Mr. Rick Stripling

Voting Nay: 2 - Mr. Jerry Reece; Mr. Brant Perkins

Voting Abstain: 1- Mr. Paul Hoelscher

Absent: 1 - Mr. Jimmy Cooper

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-11, a request to rezone property from "R-1" Single Family Residential District to "RM-12" L.U.O., Multifamily Residential District subject to final site plan approval by the MAPC.

6. 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.
7. 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.
8. Any change of use shall be subject to Planning Commission approval in the future.
9. A final site plan illustrating compliance with 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.
10. The maximum units shall be 96.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North



View looking South



View looking East



View looking West

JUNE 28, 2016 Mtg.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5.25.16
Case Number: RZ16-11

LOCATION:

Site Address: 3423 Hudson Jonesboro AR 72401

Side of Street: S between Hwy 351 and Hwy 49

Quarter: NW Section: 10 Township: 14 Range: 04

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: RM12-LUO

Size of site (square feet and acres): 8.29 acres/361112.4 sq ft Street frontage (feet): 156.77

Existing Use of the Site: Vacant land

Character and adequacy of adjoining streets: Highway 351

Does public water serve the site? yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Residential

South Commercial

East Residential

West Residential

Physical characteristics of the site: Primarily sloping topography with uninhabitable structure.

Characteristics of the neighborhood: Commercial to existing single family residential

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Berlin Caldwell
 Address: 2908 Sunset
 City, State: Jonesboro AR ZIP 72401
 Telephone: 870-961-1495
 Facsimile: _____
 Signature: Berlin Caldwell

Deed: Please attach a copy of the deed for the subject property.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Real Estate Broker
 Name: Cole Stevenson
 Address: 110 W Huntington Suite A
 City, State: Jonesboro AR ZIP 72401
 Telephone: (870) 930-6157
 Facsimile: _____
 Signature: [Signature]

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



Rezoning Information:

1. THE PROPERTY WAS ZONED R-1 WHEN IT WAS ORIGINALLY PURCHASED.
2. THE REZONING IS NECESSARY TO PUT LAND TO ITS BEST AND MOST ECONOMICAL USE. MOST OF THE ADJACENT PROPERTIES HAVE BEEN REZONED TO COMMERCIAL, THUS MAKING THE SUBJECT PROPERTY HIGHLY UNDESIRABLE FOR SINGLE FAMILY DEVELOPMENT. MOST, IF NOT ALL, OF THE PROPERTIES THAT HAVE BEEN REZONED COMMERCIAL IN THE AREA HAVE STAGNATED ON THE OPEN MARKET, OR IF DEVELOPED HAVE HAD EXTREME VACANCY. THE ONLY REASONABLE BEST USE FOR THE SUBJECT PROPERTY WOULD BE MULTIFAMILY OR RM 12-LUO.

ALLOWING THE PROPERTY A RM 12-LUO ZONING WOULD PROVIDE A MUCH NEEDED TRANSITION ZONE FROM COMMERCIAL TO RESIDENTIAL. ALSO, BY ATTACHING THE LUO IT ALLOWS THE CITY TO RESTRICT ANY UNDESIRABLE DEVELOPMENT FROM OCCURRING WHICH WOULD CAUSE DETRIMENT TO SURROUNDING LAND OWNERS. MOST OF ALL IT WOULD HELP MEET THE HOUSING NEEDS OF A GROWING JONESBORO POPULATION, WHILE INCREASING THE PROPERTY TAX REVENUES FOR THE CITY/SCHOOLS.

3. PROPERTY TO BE SOLICITED AS VACANT LAND FOR AN UPSCALE MULTI-FAMILY DEVELOPMENT.
4. 96 RESIDENTIAL UNITS
5. THE SUBJECT PROPERTY FALLS IN AN AREA FOR INTENSIVE DEVELOPMENT WITHIN THE CURRENT CITY LAND USE PLAN. THUS A REZONING OF MULTIFAMILY OR RM 12-LUO IS PERMITTED AND SUGGESTED WITHIN THE AFOREMENTIONED LAND USE PLAN.
6. THE PROPERTY WOULD BE UTILIZED TO ITS HIGHEST AND BEST USE TO CREATE NEEDED HOUSING FOR JONESBORO'S CONTINUED GROWTH. IT WOULD ALSO SERVE TO SATURATE THE SURROUNDING COMMERCIAL DEVELOPMENTS WITH NEW PATRONS AND RAISE TAX REVENUES.
7. THE PROPOSED REZONING WOULD PROVIDE A NEEDED TRANSITION FROM COMMERCIAL TO SINGLE FAMILY RESIDENTIAL.



8. CURRENT ZONING OF R-1 IS NOT HIGHEST AND BEST USE GIVEN SUBJECT PROPERTY'S LOCATION ADJACENT TO MULTIPLE COMMERCIAL TRACTS.
9. IN COMPARISON TO ALL THE COMMERCIAL REZONING THAT HAS ALREADY BEEN APPROVED ADJACENT TO THE SUBJECT PROPERTY THERE SHOULD BE NO ADVERSE IMPACT ON ANY ADJACENT PROPERTY OWNERS OR THE RESIDENTS OF THE NEIGHBORHOODS IN THE AREA.
10. THE PROPERTY HAS REMAINED VACANT SINCE 2005.
11. NO ADVERSE IMPACT ON UTILITIES OR EMERGENCY SERVICES, AS ALL SERVICES ARE SUFFICIENT TO HANDLE ANTICIPATED FUTURE DEVELOPMENT OF THIS AREA. ANY DETRIMENT TO DRAINAGE SHOULD BE ADDRESSED WHEN AN ACTUAL SITE PLAN IS DETERMINED.
12. DEVELOPMENT WOULD COMMENCE UPON SALE OF THE PROPERTY, FOLLOWED BY APPROVAL OF NEW OWNERS SITE PLANS.
13. NEIGHBORS UNDERSTAND THAT AREA IS TO BE REDEVELOPED, AND AS SUCH ACCEPT THE INEVITABLY THE NEIGHBORHOOD WILL NOT CONTINUE TO REMAIN AS IT IS.
14. PURPOSE OF REQUESTING AN LUO IS TO INVITE OPEN DISCUSSION AMONGST THE COUNCIL FOR RESTRICTIONS WITHIN AN RM 12 ZONING THAT WOULD ENHANCE THE PROPERTIES FUTURE DEVELOPMENT AND MAINTAIN PROPERTY VALUES WITHIN THE AREA. EXAMPLES OF WHAT LIMITATIONS WE WOULD BE AMICABLE TO WOULD BE RESTRICTIONS ON BUILDING MATERIALS/STYLES, SITE PLAN LAYOUTS, BUFFERS AND RETENTION, ETC.

**AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS
THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS,
PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

WHEREAS, the following described lands located in Jonesboro, Craighead County, Arkansas, are currently zoned R-1, residential use classification (the "Property"):

That part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, described as follows: Beginning at the Southeast corner of said tract; thence N89°31'53"W along the South line of said tract, 310.00 feet to the true point of the beginning; thence continue N89°31'53"W along said South line, 272.37 feet; thence N01°04'38"W, 306.61 feet; thence N89°49'55"W, 407.27 feet; thence N00°39'48"E, 332.67 feet to the North line of the South Half of the Northwest Quarter of the Northwest Quarter of Section 10; thence N89°47'22"E along said North line, 456.75 feet; thence N21°51'32"E, 117.54 feet to the Centerline of Hudson Drive; thence S64°56'17"E along said centerline, 156.77 feet; thence along a curve to the left with a radius of 2900.00 feet along said centerline, 98.54 feet; thence S70°49'08"E along said centerline, 4.68 feet; thence S68°44'36"E, 66.42 feet; thence S00°48'36"W, 150.00 feet; thence N89°53'58"W, 110 feet; thence S00°34'29"W, 196.10 feet to the true point of beginning, containing 8.71 acres more or less. Subject to a Road easement along the Northeast side for Hudson Street and any other easements that may affect said lands.

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

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

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, is hereby amended so that the Property described herein shall be zoned as RM-12 L.U.O..

SECTION II: 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, 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 maximum units shall be 96.

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 Property, so that the zoning classification of the Property shall be in accordance with the provisions of this Ordinance.

PASSED and APPROVED this ____ day of _____, 2016.

Harold Perrin, Mayor

ATTEST:

Donna Jackson, City Clerk

