

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-2**
TO: **Planned Development: PD-RM**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

The following lands located in Craighead County, Arkansas, to wit: A part of Lots 3, 5, and 6 of Melton Manor Addition, being a part of Section 25, Township 14 North, Range 3 East of the Fifth Principal Meridian, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northeast Corner of Lot 3 of the aforesaid Addition, a found axle rod; thence South 00°24' 33" East 189.05 feet to a found picker spindle, said point of beginning; thence continue South 00°24' 33" East 157.65 feet to a set 1/2" rebar; thence South 46°05'32" East 221.60 feet to a set h" rebar; thence South 43° 54' 28" West 45.00 feet to a set h" rebar; thence South 46°05' 32" East 30.94 feet to a set h" rebar, said rebar marking the Northerly right of way of Highway 49 (Southwest Drive); thence along said right of way line South 46°27 '43" West 147.18 feet to a set h" rebar; thence continue along said right of way line South 43°40'39" West 154.07 feet to the intersection of Highway 49 right of way and the Northerly right of way of Haywood Drive; thence along the Northerly right of way line of Haywood Drive North 46°05' 32" West 350.00 feet to a point; thence along a curve to the left said curve having a radius of 50.00 feet and a length of 261.80 feet to a point; thence South 43° 58'02" West 315.26 feet to the West line of Melton Manor Lot 5; thence North 00°02'45" East 558.58 feet to a set h" rebar; thence North 88°05' 51" East 208.70 feet to a set h" rebar; thence South 46°05' East 80.00 feet to a set h" rebar; thence North 43° 56' East 97.20 feet to a set h" rebar; thence North 00° 14' West 3.26 feet to a found iron pipe; thence North 86° 19'48" East 233.33 feet to the point of beginning, being subject to any and all easements as shown by Plat in Plat Deed Record Book 158 Page 5, restrictions and rights of way of record.

THIS CONVEYANCE IS TO INCLUDE A PREVIOUS RESERVED SIGN EASEMENT AS FOLLOWS:

Commencing at the North lot corner of said Lot 6 (common Lot corners Lots 2, 3 and 6); thence South $46^{\circ}05'32''$ East 221.75 feet; thence South $44^{\circ}09'17''$ West 45.04 feet; thence South $46^{\circ}11'36''$ East 30.97 feet to the right of way of Southwest Drive (U.S. No. 49) as per Deed Book 554 Page 241; thence South $46^{\circ}12'04''$ West 147.23 feet along said right of way; thence South $43^{\circ}56'53''$ West 151.07 feet along said right of way to the point of beginning proper; thence continue South $43^{\circ}56'53''$ West 3.00 feet; thence North $46^{\circ}04'45''$ West 15.00 feet; thence North $43^{\circ}56'53''$ East 3.00 feet; thence South $46^{\circ}04'45''$ East 15.00 feet to the point of beginning proper.

LESS & EXCEPT THE FOLLOWING TRACT OF LAND: A part of Lot 6 of Melton Manor Addition to the City of Jonesboro, Arkansas as shown by Plat in Plat Book 158 Page 5 in the office of the Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the North Lot corner of said Lot 6 (Common Lot corners Lots 2, 3 and 6); thence South $46^{\circ}05'32''$ East 221.75 feet; thence South $44^{\circ}09'17''$ West 45.04 feet; thence South $46^{\circ}11'36''$ East 30.97 feet to the right of way of Southwest Drive (U.S. No. 49) as per Deed Book 554 Page 241; thence South $46^{\circ}12'04''$ West 147.23 feet along said right of way; thence South $43^{\circ}56'53''$ West 154.07 feet along said right of way to the Northeasterly right of way line of Haywood Drive; thence North $46^{\circ}04'45''$ West 129.62 feet along said Northeasterly right of way line; thence North $43^{\circ}56'37''$ East 138.83 feet; thence North $46^{\circ}03'23''$ West 76.70 feet; thence North $43^{\circ}56'37''$ East 60.27 feet; thence North $46^{\circ}03'23''$ West 54.06 feet; thence North $60^{\circ}33'14''$ East 153.35 feet to the point of beginning proper, subject to all public and private roads and easements. Same Property conveyed in a certain Warranty Deed filed of record in Deed Book 806 Page 985.

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 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 Planning Department, prior to any development of the property.
- 3) Any change of use being subject to MAPC approval in the future.
- 4) A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, etc. shall be submitted to the MAPC prior to any redevelopment.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK