



Legislation Text

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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 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:

FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (PD-C) PLANNED DEVELOPMENT DISTRICT - COMMERCIAL, FOR THE FOLLOWING DESCRIBED PROPERTY:

(R-1 to PD-C):

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°08'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, 1311.80 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'44" WEST, ALONG SAID SOUTH LINE, 998.41 FEET TO THE CENTER LINE OF WHITEMANS CREEK; THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 01°12'23" EAST, 1650.88 FEET; NORTH 04°58'22" EAST, 218.21 FEET; NORTH 21°15'10" WEST, 91.80 FEET; THENCE NORTH 49°04'52" WEST, 110.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°07'15" EAST, 151.51 FEET; NORTH 70°06'15" EAST, 213.70 FEET; NORTH 58°49'15" EAST, 244.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 463; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°30'14" EAST, 175.21 FEET; SOUTH 45°02'06" EAST, 541.55 FEET; THENCE SOUTH 44°31'11" EAST, 25.76 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 01°08'13" WEST, ALONG SAID EAST LINE, 400.87 FEET TO THE POINT OF BEGINNING, CONTAINING 46.79 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS PD-C AND IS FURTHER RESTRICTED AS FOLLOWS:

1. A FINAL DEVELOPMENT PLAN SHALL BE REVIEWED AND APPROVED BY THE MAPC AND SHALL INCLUDE FINAL DETAILS ON DRAINAGE, GRADING, ACCESS MANAGEMENT,

SIGNAGE, LIGHTING PHOTOMETRICS, LANDSCAPING AND ALL SITE IMPROVEMENTS.

2. PARKING LOT CALCULATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE C-3 COMMERCIAL DISTRICT STANDARDS.

SECTION III: 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.

RESOLUTION TO SET A PUBLIC HEARING TO ABANDON A 10 FOOT DRAINAGE EASEMENT AT 4628 KEELY COVE AS REQUESTED BY QUENTIN DUFF AIDMORE PROPERTY GROUP, LLC. WHEREAS, the property owners have filed a petition with the City Clerk of the City of Jonesboro, Arkansas requesting that

DESCRIPTION:

THAT PART OF LOT 8, BLOCK "B" OF CALDWELL ACRES, JONESBORO, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, RUN THENCE N89° 49'41" EAST 10.0 FEET, RUN THENCE NORTH 0°21'32" WEST 15.0 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 0°21'32" WEST 86.0 FEET, RUN THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET A DISTANCE OF 10.5 FEET, RUN THENCE SOUTH 0°21'32" EAST 89.2 FEET, RUN THENCE SOUTH 89°49'41" WEST 10.0 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 875 SQUARE FEET, MORE OR LESS. CONTAINING IN ALL 875 SQ. FT. OR 0.02 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Be vacated and abandoned; and

WHEREAS, the Petition has been presented to the City Council of the City of Jonesboro, Arkansas; AND

WHEREAS, Arkansas Code Annotated 14-301-110 requires two weeks public notice before the above easement can be vacated and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas that the City Clerk is directed to publish a notice a week for two consecutive weeks advising the public of the request by the property owners to vacate and abandon the 10' drainage easement mentioned above and this matter will be heard before the City Council on August 6, 2013, at 5:25 p.m. in the Council Chambers, 900 West Monroe, Jonesboro, Arkansas.

PASSED AND APPROVED this 16th day of July, 2013.