

ORDINANCE NO. _____

**AN ORDINANCE TO AMMEND CHAPTER 117, KNOWN AS THE ZONING
ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

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

SECTION I: 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 classifications as follows:

From: Single Family Residential District, R-1

To: Multi Family Residential Planned Development, PD-RM-8

THE FOLLOWING DESCRIBED PROPERTY:

A part of the West Half of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southwest Corner of Section 8, Township 14 North, Range 4 East, Thence East on the Section 918.87' to the centerline of Greensboro Road; Thence with the meanderings with said road centerline as follows: North 9° 34' 17" East 208.21'; North 15 ° 54' 01" East 45.20' to the point of beginning proper; thence with the meanderings with existing fence lines and apparent possession lines as follows; North 72 ° 50' 52" West 187.66'; South 0 ° 17' 01" West 31.37'; South 89 ° 30' 18" West 194.03'; North 1 ° 09' 38" East 210.42'; North 89 ° 58'05" West 139.79'; North 1 ° 19'46" East 202.84'; South 89 °45'47" East 442.91'; North 1 °30'21" East 734.91'; South 74 ° 30'31" East 296.02'; South 1 °42'38" West 476.43'; South 89 °50'40" West 127.97'; South 3 °48'12" West 191.07'; South 8 °57'14" East 159.59' to the centerline of Greensboro Road; thence with meanderings with said road centerline as follows: South 29 °41'38" West 56.23'; South 24 °45'09" West 89.86'; South 2115'27" West 97.81'; South 15 °54'01" West 44.53' to the point of beginning proper, containing 8.84 acres, more or less, subject to all rights of way and easements of record.

SECTION II: All ordinances and parts of ordinances in conflict herewith are hereby repealed. The rezoning of the property shall adhere to the following stipulations:

1. The proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current stormwater drainage design manual and flood plain regulations regarding new construction.

2. A final development plan subject to all ordinance requirements, including compliance with parking, signage, landscaping, fencing, buffering, sidewalks, outdoor storage and dumpster enclosure requirements shall be submitted, reviewed and approved by the Planning Department, prior to any redevelopment of the property.

3. The applicant shall comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.

4. The proposed development shall comply with current Multi-family Design Guidelines.

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.