



Legislation Text

File #: ORD-15:047, **Version:** 1

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 and Commercial C-3 LUO
TO: Commercial PD-C

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Northwest Quarter AND part of the Southeast Quarter of the Northwest Quarter all in Section 29, Township 14 North, Range 4 East, Jonesboro, Craighead Co., Arkansas being more particularly described as follows:

BEGIN at the Northeast corner of said Southwest Quarter of the Northwest Quarter of said section 29, said point also being the Southeast corner of the amended Plat of Highland Forest; thence run N89°32'30"E a distance of 639.52 ft. to a point; thence run S00°37'49"W a distance of 238.51 ft. to a point; thence N89°30'39"E a distance of 20.00 ft. to a point; thence S00°37'49"W a distance of 60.01 ft. to a point; thence S89°30'39"W a distance of 38.44 ft. to a point; thence along a proposed right of way along a curve to the left, said curve having a radius of 170.00 ft., an arc of 232.79 ft., a chord length of 215.02 ft., and a chord bearing of S50°16'55"W to a point; thence along the West line of Hill Park Addition and along a proposed right of way along a curve to the left, said curve having a radius of 483.40 ft., an arc of 87.92 ft., a chord length of 87.80 ft. and a chord bearing of S05°50'34"W to a point; thence continue along West line of Hill Park Addition S00°38'00"W a distance of 76.77 ft. to a point on the North right of way line of Mayfield Dr.; thence S89°30'39"W, a distance of 60.00 ft. to a point; thence S01°06'38"W along the West right of way line of Ritter Dr. a distance of 59.33 ft. to a point; thence leaving said right of way line of Mayfield Dr., run S 89°29'46"W partway along the North line of Forest Home Church of the Nazarene Tract a distance of 578.26 ft. to a point; thence N00°06'45"E a distance of 658.41 ft. to a point; thence N89°32'30"E along Amended Plat of Highland Forest a distance of 195.50 ft. to the POINT OF BEGINNING, containing in all 11.11 acres, and being subject to any easements of record.

SECTION 2: Under this planned development commercial district, the applicants have agreed to the following limitations:

1) The proposed site shall satisfy all requirements of the city engineer and all requirements of the current stormwater drainage design manual and flood plain regulations.

- 2) A final site development plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
- 3) The property shall be developed under the PD-C district standards.
- 4) The 40' northern buffer shall be maintained along the most northern boundary abutting residential uses, with no habitable structures allowed; the 100' buffer depicted on the plat shall be maintained at the southwest corner of the property with no habitable structures permitted.
- 5) The permitted uses shall be limited to the following:
 - A) Automated Teller Machine
 - B) Bank or Financial Institution
 - C) Medical Service / Office
 - D) Office / General
 - E) Utility / Minor
 - F) Restaurant / General
 - G) Retail / Service

PASSED AND APPROVED this 1st day of September, 2015.