



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

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AN ORDINANCE AMENDING CHAPTER 117, THE ZONING ORDINANCE TO REZONE FROM R-1 RESIDENTIAL TO PD-M PLANNED MULTIUSE

WHEREAS, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE N00°05'34"W 438.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING; CONTINUE THENCE N00°05'34"E 282.60 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT, THENCE N89°54'26"E 1072.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTHWEST DRIVE (US HWY 49S), THENCE S19°51'27"W 300.75 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S89°54'37"W 969.77 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 6.63 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

A request that Chapter 117, known as Zoning Ordinance, be and the same is hereby amended by the change in Zoning District Classification from R-1 Residential to PDM Planned Multiuse, for the following described property:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST; and be restricted by the following conditions:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That a "Final Development Plan" be submitted and reviewed by the MAPC prior to any future development of the proposed site. Final Landscaping and signage plans shall be submitted.

3. The applicant shall submit a copy of the Bill of Assurances for the Planning Department files/records before final occupancy assuring that common areas shall be maintained by the property owner's association or owners/assignees.
4. The maximum allowed units shall not exceed 11- Single family homes and 9- duplex buildings.
5. The following list of uses shall be excluded: sexually explicit businesses, shops that specialize in tobacco and/or liquor sales.
6. The gated entrance to the residential development shall be equipped with a Knox box in conformance with the City of Jonesboro Fire Department and E911 division.
7. The applicants/owners should be restricted and prohibited from adding driveways on to Highway 49 S. Access shall be limited to the proposed City Street.
8. Applicant/owners agree to the dedication of required right of way for Hwy. 49 in satisfaction of the Master Street Plan. A final plat depicting such shall be submitted and recorded.
9. Shared or cross/access agreements should be considered at site plan approval for any abutting commercial to the north of south of the development.