



Legislation Details (With Text)

**File #:** ORD-15:048    **Version:** 1    **Name:** Rezoning at 2506 & 2510 Johnson Avenue  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/25/2015    **In control:** City Council  
**On agenda:**    **Final action:** 10/5/2015  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 LUO TO PD-RM FOR PROPERTY LOCATED AT 2506 AND 2510 JOHNSON AVENUE AS REQUESTED BY JAMES CARR AND WILLIS & CAROLINE GRAY

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat, 2. MAPC Report, 3. Zimmer Development Company Profile, 4. Asset Campus Housing Portfolio, 5. Asset Campus Housing Management Summary

Date	Ver.	Action By	Action	Result
10/5/2015	1	City Council	Passed	Pass
9/15/2015	1	City Council	Held at second reading	Pass
9/1/2015	1	City Council	Held at one reading	Pass

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 I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS UNANIMOUSLY RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

PART OF LOTS 5, 6 AND 7 OF HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT6 OF HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°58'34" EAST ALONG THE NORTH LINE OF LOTS 6 AND 7 OF HANNAH WEBB SUBDIVISION, AFORESAID, 404.45 FEET: THENCE SOUTH 00°48'58" WEST DEPARTING SAID NORTH LINE, 1224.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #49: THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: SOUTH 58°32'48" WEST 89.59 FEET, NORTH 31°27'12" WEST 40.00 FEET, SOUTH 58°32'48" WEST 156.68 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 HANNAH WEBB SUBDIVISION, AFORESAID: THENCE CONTINUE ALONG SAID HIGHWAY #49 RIGHT OF WAY LINE AS FOLLOWS: SOUTH 58°32'48" WEST, 76.32 FEET: THENCE SOUTH 31 27'12" EAST,

60.00 FEET: THENCE SOUTH 58°32'48" WEST, 115.30 FEET: THENCE NORTH 27°44'48" WEST, DEPARTING SAID RIGHT OF WAY LINE 171.12 FEET TO THE SOUTH LINE OF LOT 5 OF HANNAH WEBB SUBDIVISION, AFORESAID: THENCE SOUTH 89°59'21" WEST ALONG THE SOUTH LINE OF SAID LOT 5, 183.92 FEET: THENCE NORTH 00°51'16" EAST DEPARTING FROM SAID SOUTH LINE, 658.44 FEET: THENCE SOUTH 89°54'31" EAST, 220.02 FEET TO THE WEST LINE OF LOT 6 OF HANNAH WEBB SUBDIVISION, AFORESAID: THENCE NORTH 00°51'16" EAST ALONG THE WEST LINE OF LOT 6 OF HANNAH WEBB SUBDIVISION, AFORESAID, 660.48 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 683,705 SQ. FT. OR 15.70 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning Classification is further restricted as follows:

1. The proposed site shall satisfy all requirements of the City Engineer, and satisfy all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Johnson Ave. upon any future redevelopment of the site.
4. The property shall be redeveloped under the RM-16 District standards with a maximum of 240 units.
5. The owner agrees to make a best-faith effort to coordinate with the Arkansas Highway Department to provide for a crosswalk on Johnson Ave. and with ASU to extend connectivity along the west side of University Loop for student pedestrian safety.
6. Perimeter fencing shall be provided and shown on the final site plan. Provisions and details on gated entry shall be provided to the MAPC addressing adequate vehicular stacking and accidental re-exit.
7. Open space shall be provided and maintained at a minimum of 15% of the total acreage.
8. A management/security detail operational plan shall be provided to the MAPC as part of the final site plan which shall illustrate procedures for on-site management.
9. Housing will be restricted to students and faculty only. The Planning Department will be included in audits performed by the management company to ensure verification that only students and faculty live in the development.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: 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.

PASSED AND APPROVED this 5th day of October, 2015.