



Legislation Details (With Text)

File #: ORD-16:027 **Version:** 1 **Name:** Rezoning at 1406 and 1410 East Highland
Type: Ordinance **Status:** Passed
File created: 5/11/2016 **In control:** City Council
On agenda: **Final action:** 6/7/2016
Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-4 LUO FOR PROPERTY LOCATED AT 1400-1410 EAST HIGHLAND AS REQUESTED BY ROUNDTABLE HOLDINGS, LLC

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: 1. Plat, 2. Planning Dept. Staff Report

Date	Ver.	Action By	Action	Result
6/7/2016	1	City Council	Passed	Pass
5/17/2016	1	City Council	Waived Second 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 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
TO: Commercial, C-4, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots One and Two of Lansford Addition to the City of Jonesboro, Craighead County, Arkansas; A part of Lot 1 of Lansford Second Addition to the City of Jonesboro, Craighead County, Arkansas and a part of Section 20, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

From the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 20; run N00° 04'39"E a distance of 51.80 ft. to a point; thence N89°48'00"E a distance of 257.96 ft. to the POINT OF BEGINNING; thence N00°35'56"E a distance of 212.02 ft. to a point; thence N89°48'00"E a distance of 75.01 ft. to a point; thence N00°35'56"E a distance of 112.76 ft. to a point; thence N89°48'00"E a distance of 239.00 ft. to a point; thence S00°35'56"W a distance of 324.78 ft. to a point; thence S89°48'00"W a distance of 314.01 ft. to a point, said point being the POINT OF BEGINNING, containing 2.15 acres, and being subject to any easements of record.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
- 2) Adequate visual screening shall be provided to buffer all surrounding residential uses remaining.
- 3) If and when possible, consolidated curb cuts shall be adhered to and from the site, to allow cross access to other adjacent future developed neighboring tracts of land.
- 4) A replat shall be required and must comply with the Master Street Plan.
- 5) The uses shall be limited to Automated Teller Machine, Bank or Financial Institution, Medical Service or Office, Office/General, Retail and Retail/Service, Restaurant General and Fast Food with outward residential appearance waived, and Parking.

PASSED AND APPROVED this 7th day of June, 2016.