



Legislation Details (With Text)

**File #:** ORD-14:068    **Version:** 1    **Name:** Rezoning at 3900 Friendly Hope Road  
**Type:** Ordinance    **Status:** Passed  
**File created:** 11/12/2014    **In control:** City Council  
**On agenda:**    **Final action:** 12/2/2014

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RESIDENTIAL PD-R FOR PROPERTY LOCATED AT 3900 FRIENDLY HOPE ROAD AS REQUESTED BY JEANETTE POPE

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat, 2. MAPC Report, 3. Conceptual Site Layout, 4. Supplementary Council Information

Date	Ver.	Action By	Action	Result
12/2/2014	1	City Council	Passed	Pass
11/18/2014	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: Planned Development - Residential (PD-R)

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A Part of the Northeast Quarter of the Southeast Quarter of Section 33, and a part of the Northwest Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, and being more particularly described as follows:

From the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 3 East, run N00°36'44"E a distance of 419.50 ft. to the North line of Big Creek Farms Fourth Addition, said point being the Point of Beginning; thence run S88°51'36"W, along said North line, a distance of 281.71 ft. to a point along the Eastern Right-of-Way line of Friendly Hope Road; thence along said Right-of-Way run N16°36'23"E a distance of 88.12 ft. to a point; thence run N15°08'23"E a distance of 248.78 ft. to a point; thence run N16°02'20"E a distance of 169.93 ft. to a point along the South line of Lawrence Friendly Hope Road Addition; thence leaving said Right-of-Way, run N88°26'38"E, along said South line, a distance of 1474.03 ft. to a point; thence leaving said line run S00°41'42"W a distance of 487.69 ft. to a point along the North line of the Replat of Lot 1 of Big Creek Farms Addition; thence S88°29'55"W a distance of 1323.48 ft. to

a point, said point being the POINT OF BEGINNING, containing 17.19 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 development shall continue 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 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 Friendly Hope Road upon any future development of this site.

PASSED AND APPROVED this 2nd day of December, 2014.