



Legislation Details (With Text)

**File #:** ORD-14:052    **Version:** 1    **Name:** Rezoning by Greensboro Investments, Inc.  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/14/2014    **In control:** City Council  
**On agenda:**    **Final action:** 10/9/2014  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED ON JOHNSON AVENUE AND HWY 49 AS REQUESTED BY GREENSBORO INVESTMENTS, INC.

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat, 2. MAPC report, 3. Greensborough Village Master Plan, 4. Greensborough Village Design Pattern Book, 5. PowerPoint presentation from August 19, 2014, 6. Amended Ordinance, 7. Letters of Opposition, 8. Traffic Count, 9. Tom Reeves presentation from Sept. 16, 2014, Council meeting, 10. Secure Arkansas Information, 11. Harpole Presentation from October 9, 12. Tom Reeves Presentation from October 9, 2014

Date	Ver.	Action By	Action	Result
10/9/2014	1	City Council	Passed	Pass
9/16/2014	1	City Council	Postponed Temporarily	Pass
9/2/2014	1	City Council	Held at second reading	
8/19/2014	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, 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 R-1, Single-Family Medium Density District and C-3 LUO, General Commercial District with Limited Use Overlay to TC-O, Town Center Overlay that land described as follows:

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (157.78; ACRES), PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (36.99; ACRES), PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (1.44; ACRES) AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (5.01; ACRES), ALL BEING IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 89° 59'05" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 27.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), THE POINT OF BEGINNING: THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, AS FOLLOWS: SOUTH 00°04'53" EAST 638.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,186.08 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'11" A DISTANCE OF 75.62 FEET: THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 96.00 FEET: THENCE SOUTH 03°28'05" EAST 99.41 FEET: THENCE NORTH 85° 02'53" EAST 100.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,186.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST: THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'11" A DISTANCE OF 49.40 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 00°22'09" WEST ALONG SAID EAST LINE, 1,767.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 00°39'12" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID, 248.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY #49): THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.77 FEET, SOUTH 67°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 206.41 FEET: THENCE NORTH 31°00'34" WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 262.01 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 89°56'37" WEST ALONG SAID SOUTH LINE 1,460.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, AFORESAID: THENCE SOUTH 89°24'57" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 332.82 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID: THENCE NORTH 00°59'16" EAST ALONG SAID EAST LINE 657.62 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID: THENCE NORTH 89°54'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 332.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2,640.72 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2,612.79 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°50'49" EAST, ALONG THE HALF SECTION LINE, 654.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 1,104.15 FEET TO THE CENTERLINE OF GREENSBORO ROAD: THENCE ALONG SAID CENTERLINE OF GREENSBORO ROAD AND DEPARTING FROM THE HALF SECTION LINE, AFORESAID, AS FOLLOWS: NORTH 66°40'49" EAST 285.32 FEET,

NORTH 59°41'15" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°21'08" WEST, DEPARTING FROM SAID CENTERLINE OF GREENSBORO ROAD, 239.81 FEET; THENCE NORTH 59°40'11" EAST 379.23 FEET; THENCE SOUTH 30°17'00" EAST 239.93 FEET TO THE CENTERLINE OF GREENSBORO ROAD, AFORESAID; THENCE SOUTH 59°41'15" WEST ALONG SAID CENTERLINE, 378.94 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, NOT INCLUDING THE LESS AND EXCEPT TRACT, 8,765.464 SQ. FT. OR 201.23 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. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. A final site plan showing coordination is required of all right of ways and egress/ingress with the State Highway Dept., M.P.O., City Engineering Dept. and the Planning Dept. Coordinated access management design details shall be submitted by the applicant for MAPC review and approval for other abutting commercial/residential mixed-use properties.
4. The setbacks, building heights, screening, and site design standards are required per the Master Plan and Design Pattern Book, as approved by reference.
5. The site shall be developed under the Town Center, TC-Overlay District rezoning with uses permitted as summarized in the Staff Report and approved by the MAPC.
6. Common open space shall compromise minimum of 15% of the total land area.
7. Single Family Residential Subdivision lots shall be developed subject to MAPC subdivision review and approval.
8. Seventy (70) percent of the total land area devoted to residential use within the Town Center shall be developed as single-family detached and attached (excluding multi-family).
9. Multi-family (excluding single-family attached) may occupy up to thirty (30) percent of the total land area devoted to residential uses.
10. For residential uses, such as lofts above ground floor retail/office located within the non-residential or mixed-use land area of the Town Center, there shall be no prescribed minimum or maximum acreage or units. However, these residential uses are limited to no more than four (4) stories in height in any five to seven (5-7) story mixed use building. Design and form layout shall be consistent with the approved master plan.
11. Any increase to the multi-family land percentage restrictions or any changes to the height restrictions on mixed use buildings shall be presented to the Jonesboro City Council for review and approval prior to any

changes being implemented.

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 9th day of October, 2014.