



Legislation Details (With Text)

**File #:** ORD-16:080    **Version:** 1    **Name:** Rezoning at 3500 E. Johnson Avenue  
**Type:** Ordinance    **Status:** Passed  
**File created:** 10/27/2016    **In control:** City Council  
**On agenda:**    **Final action:** 11/15/2016  
**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.  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** 1. Plat.pdf, 2. Staff Report.pdf, 3. Application.pdf, 4. Site Development Plans.pdf, 5. Rezoning Plat.pdf, 6. Plans-Site Grading and Site Improvements.pdf, 7. Plans-Under Slab and Foundation.pdf, 8. Aerial View.pdf

Date	Ver.	Action By	Action	Result
11/15/2016	1	City Council	Passed	Pass
11/1/2016	1	City Council	Waived Second Reading	Pass

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, C-3, General Commercial District and C-3, LUO, General Commercial District, Limited Use Overlay

TO: C-3, LUO, General Commercial District, Limited Use Overlay, that land described as follows:

LEGAL DESCRIPTION

SHA WILL TRUST ADDITION, MIDWAY PROPERTY REPLAT OF LOTS 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK "C" AND PART OF BLOCK "D" OFF. W. CALDWELL'S SUBDIVISION AND PART OF LOTS 1, 2, 3, 5, 6 AND 7 OF BLOCK "C" AND PART OF BLOCK "D" OFF. W. CALDWELL'S SUBDIVISION ALL TO THE CITY OF JONESBORO, ARKANSAS, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°39'44" WEST A DISTANCE OF 1335.00 FEET: THENCE SOUTH 00°36'44" WEST A DISTANCE OF 1294.80 FEET: THENCE SOUTH 89°48'16" EAST A DISTANCE OF 345.45 FEET: THENCE SOUTH 00°08'53" WEST A DISTANCE OF

534.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #49: THENCE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 479.13 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 308.41 FEET: THENCE CONTINUE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 368.90 FEET: THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #351 AS FOLLOWS, NORTH 50°53'35" WEST A DISTANCE OF 60.50 FEET, NORTH 20°09'05" WEST A DISTANCE OF 305.67 FEET, NORTH 88°46'37" EAST A DISTANCE OF 19.46 FEET, NORTH 19°43' 18" WEST A DISTANCE OF 290.32 FEET: THENCE SOUTH 89°5 1 '31" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 136.15 FEET: THENCE NORTH 00°36'20" WEST A DISTANCE OF 74.26 FEET: THENCE SOUTH 89°07'57" EAST A DISTANCE OF 411 .92 FEET: THENCE SOUTH 00°32'00" EAST A DISTANCE OF 80.91 FEET: THENCE NORTH 58°06'05" EAST A DISTANCE OF 98.54 FEET: THENCE SOUTH 31 53'39" EAST A DISTANCE OF 335.93 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 335,415 SQ. FT. OR 7.70 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. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations regarding any new construction.
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. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, etc., shall be submitted to the MAPC prior to any redevelopment. New screening, outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The property is subject to Ordinance 13:071 and the permitted uses as stated within.

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 15th day of November, 2016.