



Legislation Details (With Text)

**File #:** ORD-02:557    **Version:** 1    **Name:** Rezoning by Warmack and Co.  
**Type:** Ordinance    **Status:** Passed  
**File created:** 12/16/2002    **In control:** City Council  
**On agenda:**    **Final action:** 12/16/2002

**Title:** AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES FROM R-1 AND C-3 TO C-3 LUO LOCATED ON HIGHWAY 49 AND PARKER ROAD AS REQUESTED BY WARMACK AND CO, LLC

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat

Date	Ver.	Action By	Action	Result
12/16/2002	1	City Council	Passed	Pass

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Jonesboro, Arkansas:

SECTION 1: Title 14 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, C-3 to C-3 Luo the following described property:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North Range 3 East, being more particularly described as follows:

Begin at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North - Range 3 East; thence S89°59'44"E - 1304.09'; N00°58'30"E 533.70' to the point of beginning proper; thence N89°59'44"W - 1175.56' to a point on a curve to the left, with a radius of 1591.55', said point being the Easterly Right of Way of U.S. Highway 49; thence Northeasterly along said curve 141.92'; thence S89°52'22"E 556.99'; thence N01°01'52"E - 617.71' to ; thence N41°54'14"E - 36.30' to a point on the Southerly Right of Way of U.S. Highway 63-B; thence with the meanderings of said Right of Way line as follows: N46°51'17"E - 34.47'; N64°06'26"E - 303.22'; N75°00'37"E - 141.84'; N88°21'52"E - 170.11'; S86°18'08"E - 214.71'; S74°45'11"E- 77.22'; thence S01°01'03"W - 166.48'; thence N89°48'05"W - 328.69'; thence S01°07'42"W - 560.79'; thence S00°58'30"W - 218.51' to the point of beginning proper, containing 15.44 acres more or less, subject to all Rights of Ways and easements of record.

This rezoning is subject to the following stipulations:

(1) Permitted uses shall be limited to the following:

Automated Teller Machine

Bank or Financial Institution

Convenience Store provided it blends in with the appearance of other buildings developed on the parcel

Government Service

Hotel or Motel

Library

Medical Service/Office

Museum

Office, General

Parks and Recreation

Post Office

Recreation/Entertainment, Indoor or Outdoor

Restaurant, Fast Food

Restaurant, General

Retail/Service

Service Station provided it blends in with the appearance of the other buildings within the proposed development

Utility, Major and Minor

Vehicle Repair, limited and general but only as a part of or associated with another user within the development.

(2) Prior to beginning the earthwork on the site, the developer shall submit a comprehensive grading, drainage, and erosion control plan to the City Engineer for review and approval.

(3) Prior to issuance of a Zoning Permit, the Developer shall submit a Site Development Plan that will include a traffic study indicating the impact that the development will have on the surrounding streets including Parker Road, Southwest Drive, Culberhouse Street, Harrisburg Road, The Harrisburg-Hwy 63 Interchange and the Southwest Drive-Hwy 63 Interchange.

PASSED AND APPROVED the 16th day of December, 2002