



Legislation Details (With Text)

**File #:** ORD-15:029    **Version:** 1    **Name:** Rezoning at 2814 Wood Street  
**Type:** Ordinance    **Status:** Postponed Indefinitely  
**File created:** 5/14/2015    **In control:** City Council  
**On agenda:**    **Final action:** 6/16/2015  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY JET PROPERTIES

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Withdrawal Letter, 2. Plat, 3. MAPC Report, 4. Letter from Cathedral Baptist Church

| Date      | Ver. | Action By    | Action                 | Result |
|-----------|------|--------------|------------------------|--------|
| 6/16/2015 | 1    | City Council | Postponed Indefinitely | Pass   |
| 6/2/2015  | 1    | City Council | Held at second reading |        |
| 5/19/2015 | 1    | City Council | Held at one 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: General Commercial District, C-3 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE N 1/2 OF S 1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

BEGIN AT THE WEST CORNER OF LOT 1 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE N 51°41' W ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63 BYPASS 29'; THENCE N 48°56' W ON SAID RIGHT-OF-WAY LINE 202.4'; TO THE SOUTHEASTERLY LINE OF WOOD STREET U.S. HIGHWAY NO. 63 BYPASS RIGHT-OF-WAY; THENCE N 31°36' E ALONG SAID RIGHT-OF-WAY LINE 100.2' TO A RIGHT-OF-WAY MARKER; THENCE CONTINUE N 31°36' E 1' TO A

FENCE; THENCE N 88°54' E ALONG SAID FENCE 55.6'; THENCE N 89°02' E ALONG SAID FENCE 50'; THENCE N 89°16' E ALONG SAID FENCE 50'; THENCE N89°09'E ALONG SAID FENCE 50'; THENCE N 88°21' E ALONG SAID FENCE 50'; THENCE N 86°45' E ALONG SAID FENCE 31.2' TO THE WEST LINE OF LOT 2 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE S3°10'W ON THE WEST LINE OF AFORESAID LOTS 1 AND 2 - 244' TO A CORNER OF SAID LOT 1; THENCE WEST ON A LINE OF SAID LOT 1 - 150.9' TO THE POINT OF BEGINNING, CONTAINING 64,277 SQUARE FEET.

TRACT B:

BEGIN AT THE WEST CORNER OF LOT 1 OF CATHEDRAL BAPTIST CHURCH ADDITION; THENCE S 51°41' E ON THE SOUTHWESTERLY LINE OF SAID LOT 1 - 22.6' TO A FENCE; THENCE S 89°46' E ALONG SAID FENCE 132.3' TO A WEST LINE OF SAID LOT 1 PRODUCED SOUTH; THENCE N 3°10' E ON A WEST LINE OF SAID LOT 1 PRODUCED SOUTH 14.6' TO A CORNER OF SAID LOT 1; THENCE WEST ON A LINE OF SAID LOT 1 - 150.9' TO THE POINT OF BEGINNING, CONTAINING 2,024 SQUARE FEET.

SECTION 2:

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

1. 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. 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 ALEXANDER DR. AND WOOD STREET UPON ANY FUTURE REDEVELOPMENT OF THE SITE.
4. THE PROPERTY SHALL BE REDEVELOPED UNDER THE "C-3" GENERAL COMMERCIAL STANDARDS AND SITE ACCESS CODES AND GUIDELINES.
5. ALL DRIVEWAYS TO THE PROPERTY SHALL BE LIMITED TO ALEXANDER DRIVE UNLESS A DRIVEWAY PERMIT CANNOT BE ACQUIRED FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
6. THE FOLOWING USES SHOULD BE PROHIBITED AS PART OF A LIMITED USE:
  - A. BILLBOARD
  - B. AUTO REPAIR
  - C. GAS STATION
  - D. ALCOHOL OR TOBACCO RETAIL SERVICES
  - E. ADULT ENTERTAINMENT FACILITIES
  - F. ANIMAL CARE USES
  - G. CARWASH