



Legislation Details (With Text)

**File #:** ORD-17:051    **Version:** 1    **Name:** Appeal for rezoning denial by MAPC for 2814 Wood Street  
**Type:** Ordinance    **Status:** Denied  
**File created:** 6/27/2017    **In control:** City Council  
**On agenda:**    **Final action:** 8/15/2017  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-4 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY FIRST BAPTIST CHURCH

**Sponsors:**

**Indexes:** Appeal hearing, Rezoning

**Code sections:**

**Attachments:** 1. Appeal Letter.pdf, 2. COJ Rezoning Ordinance.pdf, 3. Rezoning Plat.pdf, 4. Application.pdf, 5. Staff Summary.pdf, 6. Wood Street Opposition.pdf, 7. Wood Opposition Presentation.pdf, 8. CWL.pdf

Date	Ver.	Action By	Action	Result
8/15/2017	1	City Council	Passed	Fail
8/1/2017	1	City Council	Held at second reading	
7/18/2017	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-4 LUO FOR PROPERTY LOCATED AT 2814 WOOD STREET AS REQUESTED BY FIRST BAPTIST CHURCH  
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-4 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. THAT A FINAL DEVELOPMENT PLAN SHALL BE FILED AND APPROVED BY THE PLANNING COMMISSION AND NO NEW WORK SHALL COMMENCE PRIOR TO FINAL SITE PLAN REVIEW AND APPROVAL BY THE MAPC ON THE UNDEVELOPED UNPLATTED ACREAGE.
2. THAT THE PROPOSED DEVELOPMENT SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, SATISFYING ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL.
3. THE FOLLOWING USES ARE NOT ALLOWED:
  - ATM MACHINE
  - CARWASH
  - CONVENIENCE STORE
  - HOSPITAL
  - NURSING HOME
  - RESTAURANT