



Legislation Details (With Text)

**File #:** ORD-17:022    **Version:** 1    **Name:** Rezoning from R-1 to C-3 for property located at 3701 E. Parker Road

**Type:** Ordinance    **Status:** Passed

**File created:** 4/27/2017    **In control:** City Council

**On agenda:**    **Final action:** 5/16/2017

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3701 E. PARKER ROAD AS REQUESTED BY DAVID BEDNAR, CAROLYN MEYER, AND ELIZABETH MOORE

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3701 E Parker Application for Amendment.pdf, 2. 3701 E Parker Plat.pdf, 3. Staff Summary.pdf, 4. Warranty Deed.pdf, 5. Power of Attorney.pdf, 6. Rezoning Plat.pdf, 7. Aerial View of Location.pdf, 8. Receipts from USPS from Notifications.pdf

Date	Ver.	Action By	Action	Result
5/16/2017	1	City Council	Passed	Pass
5/2/2017	1	City Council	Waived Second 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 I:**

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: R-1, SINGLE - FAMILY MEDIUM DENSITY DISTRICT  
TO: C-3, GENERAL COMMERCIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A FOUND IRON PIPE, SAID POINT OF BEGINNING PROPER; THENCE NORTH 00°48'45" EAST, 493.63 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89°03'21" EAST, 559.51 FEET TO A SET 5/8" REBAR; THENCE SOUTH 00°31'15" WEST, 488.41 FEET TO FOUND IRON PIPE; THENCE NORTH 89°35'21" WEST, 562.01 FEET TO THE POINT OF BEGINNING PROPER;

CONTAINING SOME (275,338.14 SQ. FT.) 6.32 ACRES, MORE OR LESS, BEING SUBJECT TO ALL

RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

**SECTION II:**

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

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain 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 MAPC requests the land be replatted into one entire property.

**SECTION III:**

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 16th day of May, 2017.