



Legislation Details (With Text)

**File #:** ORD-21:012    **Version:** 1    **Name:** REZONING FROM C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY TO RS-6 SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 3506 SOUTHWEST DRIVE

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

**File created:** 3/10/2021    **In control:** City Council

**On agenda:**    **Final action:** 4/20/2021

**Title:** AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY TO RS-6 SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 3506 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL OF FISHER & ARNOLD ENGINEERING ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Summary - City Council, 2. Rezoning Plat, 3. Cover Letter - Rezoning, 4. Application, 5. Overall Vicinity Map, 6. Traffic Volume Letter, 7. Nettleton School Email, 8. Certified Mail Receipts

Date	Ver.	Action By	Action	Result
4/20/2021	1	City Council	Passed	Pass
4/6/2021	1	City Council	Held at second reading	
3/16/2021	1	City Council	Held at one reading	

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY TO RS-6 SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 3506 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL OF FISHER & ARNOLD ENGINEERING ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

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 CLASSIFICATIONS AS FOLLOWS:

**FROM:** C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY  
**TO:** RS-6, SINGLE-FAMILY RESIDENTIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A part of the Southwest Quarter of the Northeast Quarter, Section 36, Township 14 North, Range 3 East,

Craighead County, Arkansas and being more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 36; Thence South 00°09'13" East, 1321.01 feet; Thence South 89°05'37" West, 974.82 feet; Thence North 00°39'38" East, 250.80 feet; Thence North 89°59'48" East, 319.95 feet; Thence North 00°00'17" West, 1074.26 feet; Thence North 88°59'44" East, 648.50 feet to the POINT OF BEGINNING, containing 21.54 acres more or less and being subject to all rights of way and easements 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to the Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment of this 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 20TH DAY OF APRIL, 2021.