



Legislation Text

File #: ORD-22:029, Version: 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 4913 E. JOHNSON AVENUE AS REQUESTED BY HALL PREMIER DEVELOPMENT, LLC
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: **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 14 North, Range 4 East, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 11, thence S 00°26'07" W, a distance of 42.26 feet to a point, said point being the POINT OF BEGINNING
thence S 00°52'26" W, a distance of 275.86 feet to a point;
thence S 89°03'33" W, a distance of 125.16 feet to a point;
thence N 00°54'21" E, a distance of 276.04 feet to a point;
thence N 89°08'11" E, a distance of 125.00 feet to a point; said point being the POINT OF BEGINNING.

SECTION 2: 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, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. 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 Planning Department approval in the future.
- 4) This development shall comply with all Overlay District requirements.

PASSED AND APPROVED THIS 19TH DAY OF JULY 2022.