



## Legislation Text

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**File #:** ORD-17:006, **Version:** 1

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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, and Commercial, C-3  
TO: RM-8, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION (as provided):

A part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 3 East, Craighead Co., Arkansas, being more particularly described as follows: From the Northwest corner of said Southeast Quarter of the Southeast Quarter, thence run North 89°58'41" East a distance of 492.0 feet to a point; thence run South 00°48'04"E a distance of 38.39 ft. to a point on the South right of way line of Keller's Chapel Road and the POINT OF BEGINNING; thence run North 89°03'09" East along the South right of way line of Keller's Chapel Road a distance of 188.00 ft. to a point; thence leaving said South right of way line, run South 00°48'04" East a distance of 390.64 ft. to a point; thence run South 89°30'00" West a distance of 188.00 ft. to a point; thence run North 00°48'04" West a distance of 389.18 ft. to a point, said point being the POINT OF BEGINNING, said tract containing 1.67 acres and being subject to any other easements that may affect said lands.

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 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 the site requirements fro 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 dwelling units are to be duplexes only.
- 6) The exterior finish of the buildings is to be a low maintenance material.
- 7) Each dwelling unit shall have included, a one-car garage.
- 8) There are to be a maximum of six (6) duplexes, creating twelve dwelling units on the property.

The RM-8; L.U.O shall further restrict the property as follows:

- 1) Residential use only.
- 2) All habitable structures are to be duplexes.
- 3) Maximum of twelve (12) dwelling units on the overall site.
- 4) Optional storage building for the owner's maintenance tools and equipment.

PASSED AND APPROVED this 21st day of March, 2017.