



Legislation Text

File #: ORD-16:051, **Version:** 1

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: (C-3) GENERAL COMMERCIAL DISTRICT
TO: (RM-8) RESIDENTIAL-MULTI-FAMILY CLASSIFICATION - 8 UNITS PER NET ACRE.

FOR THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT A:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°58'18" EAST, 330.00 FEET; THENCE SOUTH 89°29'14" WEST, 558.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 01°11'15" WEST, 74.78 FEET; THENCE SOUTH 89°01'03 WEST, 103.97 FEET; THENCE NORTH 01°47'37" EAST, 76.06 FEET; THENCE NORTH 89°42'35" EAST, 103.13 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.18 ACRES (7,804 SQ. FT.), SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°58'18" EAST, 330.00 FEET; THENCE SOUTH 89°29'14" WEST, 558.03 FEET; THENCE SOUTH 01°11'15" WEST, 74.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 00°20'54" WEST, 180.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 58°03'41" WEST, 90.62 FEET; NORTH 31°25'51" WEST, 36.96 FEET; SOUTH 32°27'18" WEST, 29.41 FEET; THENCE NORTH 00°15'30" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 162.89 FEET; THENCE SOUTH 86°16'10" EAST, 6.21 FEET;

THENCE NORTH 02°10'18" EAST, 57.20 FEET; THENCE NORTH 89°01'03" EAST, 103.97 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.52 ACRES (22,567 SQ. FT.), SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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) Project has to stay as deemed in this Rezoning.
- 5) 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.

PASSED AND APPROVED this 16th day of August, 2016.