



Legislation Text

File #: ORD-17:062, **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 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: C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT TO RS-4, SINGLE FAMILY RESIDENTIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE WEST 100 FEET OF LOT 2 OF BLOCK 12 OF FLINT'S ADDITION TO JONESBORO, AS RECORDED IN RECORD BOOK NO. 1, PAGE 252 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF BLOCK 12 OF FLINT'S ADDITION TO JONESBORO, AS RECORDED IN RECORD BOOK NO.1, PAGE 252 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS:

THENCE NORTH 89°48'54" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 8.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 44' 04" EAST DEPARTING SAID SOUTH LINE, A DISTANCE OF 171.53 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89° 29' 27" EAST ALONG SAID NORTH LINE A DISTANCE OF 91.68 FEET TO THE NORTHEAST CORNER OF THE WEST 100 FEET OF SAID LOT 2:

THENCE SOUTH 00° 44' 04" WEST A DISTANCE OF 172.05 FEET TO THE SOUTHEAST CORNER OF THE WEST 100 FEET OF SAID LOT 2; THENCE SOUTH 89° 48' 54" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTHERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE A DISTANCE OF 91.67 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY 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. Any change of use shall be subject to Planning Commission approval in the future.

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.

SECTION IV: It is found and declared that certain construction that is in the public interest and contributes to the welfare, health, and safety of the general public is delayed awaiting passage of this ordinance, and, the same being therefore necessary to the preservation of the public peace, health and safety, an emergency is declared, and this Ordinance shall be in force from and after its passage and approval.

PASSED AND APPROVED this 1st Day of August, 2017.