



## Legislation Text

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**File #:** ORD-18:064, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO RS-8 SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 100 KATHLEEN STREET AS REQUESTED BY MARK MORRIS HOMES WHEREAS, Morris Real Estate Holdings, LLC, is the owner of the following real estate in Jonesboro, Craighead County, Arkansas, to-wit:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Southeast quarter of the Northeast Quarter of said section 14; Thence South 89°12'03" West 460.55 feet to the Easterly right of way of Kathleen Street; thence South 32°40'40" West 90.78 feet along said right of way; thence N 89°12'03" E a distance of 210.00 feet; thence South 32°52'49" West 210.00 feet; thence South 89°12'03" West 210.00 feet to the Easterly right of way of Kathleen Street; thence South 32°52'49" West 589.33 feet along said right of way; thence South 33°34'40" West 691.99 feet along said right of way; thence North 89°17'58" East 1307.98 feet; thence North 00°47'51" East 1314.69 feet to the point of beginning proper; having an area of 1120971.35 square feet, 25.73 acres more or less and being subject to all public and private roads and easements.

WHEREAS, the current zoning classification for the Property is R-1 Single Family Residential; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to RS-8 Single-family residential district; and

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from R-1 Single Family Residential to RS-8 Single-family residential district.

SECTION II: The rezoning of the Property shall be subject to the following conditions:

- A. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain regarding any new construction.
- B. 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.
- C. Any change of use shall be subject to Planning Commission approval in the future.

D. 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.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: 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 Property described hereinabove so that the zoning classification of said Property shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED this 8th day of November, 2018.