



Legislation Text

File #: ORD-16:005, **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: Residential, R-2
TO: Planned Unit Development, PD-RM

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of Section 5, Township 13 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:

From the Center of said Section 5, run S89°50'19"W a distance of 353.61 ft. to a point; thence N34°13'22"W a distance of 111.71 ft. to a point; thence S47°21'00"W a distance of 136.61 ft. to a point; thence S89°50'19"W a distance of 648.94 ft. to a point; thence N00°51'30"E a distance of 290.68 ft. to the POINT OF BEGINNING; thence N89°08'30"W a distance of 243.95 ft. to a point; thence N00°51'30"E a distance of 871.05 ft. to a point; thence S89°08'30"E a distance of 213.95 ft. to a point; thence S00°51'30"W a distance of 275.57 ft. to a point; thence S89°08'30"E a distance of 30.00 ft. to a point; thence S00°51'30"W a distance of 595.48 ft. to a point, said point being the POINT OF BEGINNING, containing 4.69 acres.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC. All dumpster areas shall be screened on three sides and hidden from public view from any direction.
3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. That prior to any issuance of Certificate of Occupancy of new units, all requirements stipulated by all city, state and local agencies shall be satisfied.
5. The development shall be limited to 42 units within the legal boundary of this request.

PASSED AND APPROVED this 2nd day of February, 2016.