



Legislation Text

File #: ORD-15:027, **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 FOR PROPERTY LOCATED AT 7310 E. HIGHLAND DR., AS FOLLOWS:

FROM: Residential, R-1 & I-2 Industrial
TO: C-3, L.U.O., GENERAL COMMERCIAL

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Part of the West half of the Southeast Quarter of Section 19, Township 14 North, Range 5 East, and being more particularly described as follows: from the Northeast corner of said West half, run S01°05'12"E a distance of 2497.41 ft. to a point along the North right-of-way of Arkansas Highway No. 18; thence along said right-of-way run S88°09'03"W a distance of 304.39 ft. to a point; thence run S87°33'12"W a distance of 704.02 ft. to the point of intersect with the West right-of-way of Rogers Chapel Road, said point being the POINT OF BEGINNING; thence S87°33'13"W a distance of 255.10 ft. to a point; thence run S00°26'33"E a distance of 54.17 ft. to a point; thence run S88°13'24"W a distance of 44.74 ft. to a point; thence leaving said Arkansas Highway No. 18 right-of-way run N00°23'22"W a distance of 1260.03 ft. to a point; thence run N88°13'02"E a distance of 284.51 ft. to a point along the West right-of-way of Rogers Chapel Rd.; thence along said right-of-way run S01°06'59"E a distance of 1202.64 ft. to the POINT OF BEGINNING, containing 8.13 acres, and being subject to any 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.
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. The applicant/successors agree to comply with the Master Street Plan recommendation for Highland Dr. & Rogers Chapel Road upon any future redevelopment of the site.
4. The property shall be redeveloped under the "C-3" General Commercial standards and site access codes and guidelines.
5. Prior to any redevelopment, the applicant agrees to file a final plat reflecting existing CWL utilities easements on the subject site.

6. The following uses should be prohibited as a part of a Limited Use, if agreed by the applicant:

- A) Animal Care, General
- B) Adult Entertainment
- C) Off-Premises Sign

PASSED AND APPROVED this 19th day of May, 2015.