



Legislation Text

File #: ORD-15:010, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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

SECTION 1. Chapter 117, Article III, 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 R-1, Single-Family Medium Density District (rear) and C-4 , Neighborhood Commercial to C-4, LUO, Neighborhood Commercial District, per attached plat, that land described as follows:

LEGAL DESCRIPTION

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND LOTS 1,2,3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00°05'49" EAST" A DISTANCE OF 569.60 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00° 05'49" EAST 42.3 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE: THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE: THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING, AND LOT 5 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENT AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVJEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5IN' CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS, AND THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITH CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.
CONTAING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Floodplain 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 subject property.
3. The applicant/successors agree to comply with the Master Street Plan recommendations for Southwest Drive and Jaybee Drive upon any future redevelopment of the site.
4. Access to Jaybee Drive right-of-way shall be prohibited as part of any redevelopment of the site.
5. A buffer zone shall be required along any side of the subject property adjoining residential property. The size and type of buffer zone shall be determined during the site development site plan review by the MAPC.
6. The property shall be redeveloped under the C..4 Commercial District standards, without the following prohibit uses:
 - A. Gas Fueling Station
 - B. Billboard Advertisement
 - C. Automotive Repair/Collision Repair
 - D. Animal Care
 - E. Adult Entertainment
 - F. Hospital
 - G. Auditorium/Stadium
 - H. Freight Terminal

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 lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED this 3rd day of March, 2015.