



## Legislation Text

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**File #:** ORD-21:056, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 209 BETTIE DRIVE  
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: Single Family Residential, R-1

TO: Residential Planned Development, PD-R

THE FOLLOWING DESCRIBED PROPERTY:

A part of the Northwest Quarter of Section 7, Township 14 North, Range 4 East, Craighead County, Arkansas, to-wit: From the Southeast corner of the North Half of the Northwest Quarter of said Section 7, run North 89° 59' 38" West 35.0 feet to the West right of way line of Highway #141; thence run North 01° 46' 38" East along said right of way line 195.0 feet to the point of beginning; then run North 89° 37' 52" West 209.76 feet; then run South 89° 22' 48" West 314.84 feet; then run South 01° 21' 43" West 193.59 feet; then run North 89° 59' 38" West 1536.15 feet; then run North 00° 53' 27" East 810.29 feet; then run North 89° 48' 29" East 1160.16 feet; then run South 175.1 feet; then run North 89° 59' 28" East 400.22 feet along the South line of Dave Smith Third Subdivision extended west; then run North 89° 4' 1' 39" East 296.38 feet along the South line of Dave Smith Third Subdivision; then run South 01° 49' 55" West 247.78 feet; then run South 89° 22' 48" West 210.00 feet then run South 01° 46' 38" West 160.30 feet; then run North 89° 22' 48" East 210.0 feet; then run South 89° 37' 52" East 210.00 feet to the aforesaid West right of way line of Highway #141; then run South 01° 46' 38" West along said right of way line 36.00 feet to the point of beginning, containing 29.82 acres, being subject to Betty Street as recorded on the Plat of Ranchette Acres and any replat thereof and the Bettie Street as recorded on the Plat of Dave Smith Second Sub-Division, also being subject to-an easement for ingress, egress and utilities over and across the North 36 feet of the South 231 feet of the West 524.60 feet-of the East 559.60 feet of the Northeast Quarter of the Northwest Quarter of said Section 7.

LEGAL DESCRIPTION:

209 Bettie Drive, Jonesboro, Arkansas. Parcel No. 01-144072-00300.

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 regarding any new construction.

2. 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.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. 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 of the property.
5. The Property lies in the Overlay District and will have to meet all requirements of that District.
6. The Property will have to follow all of the guidelines laid out for the Planned Development Zoning.

PASSED AND APPROVED THIS 18TH DAY OF JANUARY 2022.