



Legislation Text

File #: ORD-23:040, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 3007 COLONY DRIVE AS REQUESTED BY BRANDON WOOD

BE IT ORDAINED by the City Council of the City 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 classifications as follows:

From: **Residential R-1**
To: **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°41'29" EAST 235.07 FEET; THENCE SOUTH 00°02'12" EAST 62.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'21" EAST 129.92 FEET; THENCE SOUTH 00°04'46" EAST 214.40 FEET; THENCE NORTH 89°34'51" EAST 158.00 FEET; THENCE SOUTH 00°27'42" EAST 179.73 FEET; THENCE SOUTH 89°48'04" WEST 315.81 FEET; THENCE NORTH 02°52'19" WEST 99.18 FEET; THENCE NORTH 00°11'56" WEST 55.42 FEET; THENCE SOUTH 82°38'50" EAST 31.72 FEET; THENCE NORTH 00°02'12" WEST 243.01 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 84,160 SQUARE FEET, 1.93 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

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

1. 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, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The site shall comply with all overlay district standards.

PASSED AND APPROVED THIS 19TH DAY OF DECEMBER, 2023.