



Legislation Text

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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 FROM R-1 SINGLE FAMILY RESIDENTIAL TO RS-8 SINGLE FAMILY RESIDENTIAL FOR PROPERTY LOCATED AT 305 AIRPORT ROAD AS REQUESTED BY TAYLOR MCBRIDE OF MCALISTER ENGINEERING ON BEHALF OF IGNACIO ISLAS

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: Single Family Residential, RS-8

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15, THENCE N01°05'20"E 1340.2 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

THENCE N89°58'40"W 1072.49 FEET TO A POINT, THENCE N01°05'20"E 284.30 FEET TO A POINT, THENCE S89°58'40"E 1072.49 FEET TO A POINT ON SAID QUARTER SECTION LINE, THENCE S01°05'20"W 284.30 FEET ALONG QUARTER SECTION LINE TO THE POINT OF BEGINNING;

CONTAINING SOME 304,912 SQUARE FEET, 7.00 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL OTHER RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION:

305 Airport Road, Jonesboro, Arkansas. Recorded as Document #JB2015R-017237 in the records of the Recorder of Deeds for Craighead County, Arkansas.

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, 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. 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.

PASSED AND APPROVED THIS 6TH DAY OF APRIL, 2021.