



Legislation Text

File #: ORD-22:041, Version: 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-4 LOU FOR PROPERTY LOCATED AT SOUTHWEST DRIVE AND EVAN DRIVE AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF THREE SISTER LAND DEVELOPMENT, LLC
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: **Agricultural District, AG**
TO: **Neighborhood Commercial District, C-4, LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N00°19'23"E A DISTANCE OF 83.27 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE N88°05'21"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.04 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N00°08'12"E A DISTANCE OF 249.26 FT. TO A POINT; THENCE N88°50'10"E A DISTANCE OF 274.28 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF EVAN DRIVE; THENCE S00°44'53"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 245.79 FT. TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE LEAVING SAID WEST RIGHT OF WAY OF EVAN DRIVE, RUN S88°05'21"W ALONG SAID NORTH HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 271.76 FT. TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY 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 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 DEPARTMENT APPROVAL IN THE FUTURE.
4. THE SITE SHALL FOLLOW ALL OVERLAY DISTRICT GUIDELINES.
5. THE LIMITED USE OVERLAY SHALL PROHIBIT THE FOLLOWING: FUNERAL HOME, GOLF COURSE, NURSING HOME, UTILITY MAJOR, UTILITY MINOR, VOCATIONAL SCHOOL, COMMUNICATION TOWER, AND OFF-PREMISE SIGNS.

PASSED AND APPROVED THIS 15TH DAY OF NOVEMBER, 2022.