



Legislation Text

File #: ORD-15:052, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
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: Residential, R-1
TO: General Commercial District, C-3

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°28'18" EAST, 50.00 FEET; THENCE NORTH 00°37'48" EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RACE STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°28'18" EAST, 149.00 FEET; SOUTH 88°36'42" EAST, 600.34 FEET; NORTH 89°28'18" EAST, 212.40 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°37'48" EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, 627.76 FEET; THENCE NORTH 89°33'06" EAST, 283.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BERNARD STREET; THENCE SOUTH 00°33'49" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 627.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RACE STREET; THENCE SOUTH 89°28'18" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 283.74 FEET TO THE POINT OF BEGINNING, CONTAINING 4.08 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

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.
2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED EXCLUDING BILLBOARD SIGNAGE, REVIEWED, AND APPROVED BY THE MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. THE APPLICANT/SUCCESSORS AGREE TO COMPLY WITH THE MASTER STREET PLAN RECOMMENDATION FOR RACE ST./BERNARD ST. UPON ANY FUTURE REDEVELOPMENT OF THE SITE.
4. THE PROPERTY SHALL BE REDEVELOPED UNDER THE C-3 DISTRICTS STANDARDS.
5. ANY FUTURE CHANGE OF USE SHALL BE SUBJECT TO FINAL SITE PLAN REVIEW AND APPROVAL BY THE MAPC.

PASSED AND APPROVED this 5th day of October, 2015.