



Legislation Text

File #: ORD-21:057, **Version:** 1

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 5005 EAST NETTLETON AVENUE
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-3
TO: Commercial, C-3

THE FOLLOWING DESCRIBED PROPERTY:

5005 EAST NETTLETON AVE JONESBORO AR 72402, BETWEEN SOUTH SIDE OF NETTLETON AVE AND EAST SIDE OF WILLOW ROAD, QUARTER NORTH EAST SECTION 27 TOWNSHIP 14 NORTH RANGE 4 EAST S 43 DEGREES 56'12"E 119.10' THENCE S 34 DEGREES 56'24" W 108.01' THENCE N 56 DEGREES 47'53" W 113.39' THENCE N 33 DEGREES 26'19" E 134.47'

LEGAL DESCRIPTION:

5005 E. NETTLETON AVE, Jonesboro, Arkansas. KEICH'S FIRST ADDITION RECORD PLAT (BOOK 13 PAGE 520) LOT 1 OF HUTSON REPLAT OF LOTS 19 AND 20 OF KEICH'S FIRST ADDITION TO THE CITY OF JONESBORO (FORMERLY THE TOWN OF NETTLETON) AR (BOOK C PAGE 367) Recorded as Document #2019R-015639 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 1ST DAY OF FEBRUARY 2022.