



Legislation Text

File #: ORD-15:001, **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, single family
TO: Commercial, C-3, General Commercial Use, LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE SOUTH HALF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SAID SECTION 2, THENCE N89°24'43"E 630.62 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SAID SECTION 2 TO THE POINT OF BEGINNING;

CONTINUE THENCE N89°24'43"E 831.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BRIDGER ROAD, THENCE ALONG SAID RIGHT OF WAY S11°11'54"W 1260.47 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF US HIGHWAY 49 (JOHNSON AVE), THENCE ALONG SAID RIGHT OF WAY S52°18'45"W 17.40 FEET, THENCE N88°10'15"W 200.22 FEET, THENCE S85°59'45"W 256.62 FEET, THENCE S89°11'38"W 133.60 FEET TO A POINT, THENCE N00°46'37"E 1252.10 FEET TO THE POINT OF BEGINNING CONTAINING SOME 20.46 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

SECTION 2: The rezoning of this property shall adhere to the following stipulations:

1. That the proposed site shall continue to 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, reviewed and approved by the MAPC prior to any re-development of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Hwy. 49N and Bridger Road upon any future redevelopment site.
4. The C-3 General Commercial List of permitted uses shall be allowed with the exception of adult entertainment, and those uses allowed only by Conditional Use Application shall be allowed with MAPC

specified approval.

PASSED AND APPROVED this 3rd day of February, 2015.