



Legislation Text

File #: ORD-14:057, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, 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 R-1, Single-Family Medium Density District and C-4 LUO, Neighborhood Commercial District with Limited Use Overlay for Office Use that land described as follows:

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF EAST HALF OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 2, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 89°11'46" EAST A DISTANCE OF 550.65 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 89°11'46" EAST A DISTANCE OF 111.10 FEET: THENCE NORTH 00°10'14" WEST A DISTANCE OF 299.93 FEET: THENCE SOUTH 89°10'46" WEST A DISTANCE OF 122.88 FEET: THENCE SOUTH 02°25'14" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 35,085 SQ. FT. OR 0.81 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS. AND RIGHTS- OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. A final site plan showing coordination is required of all right of ways and egress/ingress showing required parking and paved public areas.
4. The setbacks, building heights, screening, and site design standards shall be maintained to protect remaining residential; Code of Ordinance, Sec. 117-328, Residential Compatibility Standards shall be complied with to protect abutting residential.
5. All parking areas shall be brought into compliance with the curbing waived by the MAPC. Drive and drive apron should be paved with impervious surface material.

6. A final replat of the property and remaining acreage shall be submitted and approved to assure compliance with the Subdivision Ordinance and Master Street Plan, prior to an redevelopment.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED this 9th day of October, 2014.