



Legislation Text

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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: R-1, Single-family  
TO: C-3, General Commercial

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 88°56'12" WEST, A DISTANCE OF 523.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'12" WEST, A DISTANCE OF 350.35 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1 OF TONY PARDEW MINOR PLAT, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE NORTH 01°51'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 500.32 FEET TO A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD; THENCE NORTH 83°32'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 353.62 FEET, SAID POINT BEING THE NORTHWEST CORNER OF WEST WASHINGTON BUSINESS COMPLEX PHASE I AND PHASE II, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 01°51'18" WEST, ALONG THE WEST LINE OF SAID WEST WASHINGTON BUSINESS COMPLEX PHASE I AND PHASE II, A DISTANCE OF 533.62 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 180,887 SQ. FT. OR 4.15 ACRES, MORE OR LESS. SUBJECT TO EASEMENT, 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 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

MAPC, prior to any redevelopment of the property.

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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. No composting allowed.

PASSED AND APPROVED this 21st day of March, 2017.