



## Legislation Text

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**File #:** ORD-11:032, **Version:** 1

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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 Residential, R-1 to RM-12 LUO, THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A part of the SW 1/4 of the NW 1/4 of Section 24, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

From the NW Corner of the SW 1/4 of the NW 1/4 of said Section 24, thence S00°00'00"W 468.94 feet along the West Line of the SW 1/4 of the NW 1/4 of said Section 24 to the point of beginning;

Thence S88°20'00"E 350.00 feet to a point, Thence N00°00'00"E 285.94 feet to a point, Thence N88°20'00"W 160.00 feet to a point Thence N00°00'00"E 183.00 feet to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 24, Thence S88°20'00"E 1,118.56 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 24 to the NE Corner thereof, Thence S00°10'59"W 1077.54 feet along the East line of the SW 1/4 of the NW 1/4 of said Section 24 to a point, Thence S89°23'18"W 1304.64 feet to a point on the West line of the SW 1/4 of the NW 1/4 of said Section 24, Thence N00°00'00"E 660.48 feet along the West line of the SW 1/4 of the NW 1/4 of said Section 24 to the point of beginning, Containing some 30.00 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 development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 12 units per acre.
3. The owner agrees to dedicate the right of way of 60 feet from centerline of Commerce Dr. and provide a 300 ft. setback along the frontage.
4. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 30 acres.

PASSED AND APPROVED this 19<sup>th</sup> day of April, 2011.