



Legislation Text

File #: ORD-17:063, **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: C-3 GENERAL COMMERCIAL
TO: RM-14 RESIDENTIAL MULTI-FAMILY DISTRICT

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Center of said section 31; thence South 89° 20' 34" West 540.96 feet to the centerline of an existing ditch; thence along said center line as follows: thence North 58° 16' 23" East 189.83 feet; thence North 11° 33' 55" West 101.70 feet; thence North 69° 52' 40" East 102.41 feet; thence North 27° 54' 14" East 191.97 feet; thence North 70° 19' 30" East 125.47 feet; thence North 18° 02' 52" East 95.58 feet; thence North 12° 10' 44" West 318.41 feet; thence North 67° 43' 12" East 123.29 feet; thence North 18° 02' 52" West 95.58 feet; thence North 89° 10' 36" East 1234.88 feet; thence South 00° 27' 20" West 110.00 feet; thence North 89° 10' 36" East 110.00 feet; thence South 00° 27' 20" East 431.64 feet; thence South 89° 10' 36" West 1314.31 feet; thence South 00° 38' 26" East 435.82 feet to the point of beginning proper, having an area of 890292.45 square feet, 20.44 acres more or less.

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. Development shall be limited to 14 units per acre instead of the 16 units per acre in the original application; property shall be designated RM-14 Residential multifamily classification, 14 units per net acre, including all forms of units, duplexes, triplexes, quads, and higher, as well as adding the condition of an ingress and egress easement for public use and additional trees on the western border for buffering.

SECTION 3:

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.