



## Legislation Text

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**File #:** ORD-16:044, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.  
BE IT ORDAINED BY THE CITY CONCIL 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: Residential Multifamily, RM-8

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the North Half of the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4) of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

From Northeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4) of said Section 25; S00°57'11"W 110.00 FEET TO A POINT; THENCE N89°01'22"E 81.03 FEET TO A POINT; THENCE S00°57'11"W 527.60 FEET TO A POINT; THENCE S87°23'57"W 162.28 FEET TO A POINT; THENCE N00°57'11"E 642.20 FEET TO A POINT; THENCE N89°01'22"E 81.03 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 2.17 ACRES (94,732 SQUARE FEET), 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 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. Maximum of units shall be held to 16 units (4- fourplex buildings).
6. An undisturbed buffer of 70 ft. / 90 ft. to the rear building setback line shall be maintained and shall be noted on the record plat with maintenance agreement kept on file in the Planning Department. A clearing limits plan shall be submitted with site flagging provided.

7. Approval consent from the Fire Marshall shall be obtained the Final Concept Plan is reviewed regarding the ingress egress/access in and out of the property.
8. The owner agrees to modify the petition request to RM-8.
9. The property documents shall be provided to the City, certifying that the applicant has provided all requirements of “familial status” ordered by the Fair Housing Act if the option of age 55 and older is chosen.
10. The Home Owner Association Rules shall be filed and kept in the Planning Department Records.
11. A 6 ft. - privacy fence shall be provided only along the property lines where single family homes shall be left to remain, excluding the 70 undisturbed buffer area in the rear.