



Legislation Text

File #: ORD-13:020, 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 I: 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:

TRACT I:

FROM R-1 RESIDENTIAL TO RS-7, THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH $00^{\circ}22'08''$ EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2606.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH $89^{\circ}19'52''$ WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,061.75 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF CALDWELL ACRES FIFTH ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}53'51''$ WEST, ALONG THE EAST LINE OF SAID PLAT AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 476.01 FEET; THENCE NORTH $89^{\circ}34'02''$ EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 33.54 FEET; THENCE NORTH $00^{\circ}22'33''$ WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PLAT OF CALDWELL ACRES SIXTH ADDITION, A DISTANCE OF 282.38 FEET; THENCE NORTH $05^{\circ}55'02''$ EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 60.35 FEET; THENCE NORTH $00^{\circ}17'03''$ WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 484.18 FEET; THENCE NORTH $89^{\circ}57'44''$ EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 280.00 FEET; THENCE SOUTH $00^{\circ}17'03''$ EAST, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1,299.31 FEET; THENCE SOUTH $89^{\circ}19'52''$ WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 314.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 383,850 SQ. FT. OR 8.81 ACRES, MORE OR LESS.

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

TRACT II:

FROM R-1 RESIDENTIAL TO PD-RM, THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'08" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 364.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,242.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°19'52" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 747.23 FEET; THENCE NORTH 00°17'04" WEST, DEPARTING FROM SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1299.31 FEET; THENCE NORTH 89°57'44" EAST, A DISTANCE OF 80.96 FEET; THENCE NORTH 00°32'09" WEST, A DISTANCE OF 1,294.25 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTTOM CREEK AS SHOWN ON PLAT OF EASEMENT AS RECORDED IN BOOK "I", AT PAGE 43, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 81°00'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.46 FEET; THENCE SOUTH 64°00'46" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.64 FEET; THENCE SOUTH 38°14'20" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.63 FEET; THENCE NORTH 80°31'02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.23 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,718,451 SQ. FT. OR 39.45 ACRES, MORE OR LESS.

SUBJECT TO 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 of Tract I and Tract II shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual and FEMA floodplain regulations.
2. That the RS-7 Single Family District detached homes (Tract I) shall have a maximum density of 7 -units per acre on 37 single family lots.
3. That the PD-RM District (Tract II) shall have a maximum density of not more than 4.5 units per acres for 12-single level Four-plexes, 5.6 units per acre for 22- single level Duplexes, and 5.9 units per acre for 22 Four-plex Townhomes, for a combined maximum density in the PD-RM District (Tract II) of 5.4 units/acre.
4. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of Tract I or Tract II.
5. The applicant agrees to comply with the Master Street Plan recommendations for the Ingels Rd. right-of

-way for Tract II.

6. Fencing details depicting screening shall be implemented along the entire perimeter of Tract II as approved by the MAPC.

7. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties to Tract II.

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.