



Legislation Text

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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 FOR PROPERTY LOCATED AT 4600 E NETTLETON AVENUE

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-2" - SINGLE FAMILY RESIDENTIAL

TO: "C-3" - GENERAL COMMERCIAL

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOTS 9, 10, AND 11 OF DUNCAN'S SUBDIVISION OF LOT 13 OF THORN'S ADDITION BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE NORTHEAST CORNER OF LOT 11 OF DUNCAN'S SUBDIVISION OF LOT 13 OF THORN'S ADDITION; THE POINT OF BEGINNING; THENCE CONTINUE S0°09'49"W 149.53 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, THENCE S89°21'36"W 84.93 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 63 BUSINESS (NETTLETON AVENUE) AS ESTABLISHED BY AHTD PLANS REFERENCED AS JOB 100824, THENCE N0°14'54"E 127.57 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NETTLETON AVENUE, THENCE N45°01'03"E 31.42 FEET TO A POINT ON THE SOUTH LINE OF THE PLATTED ALLEY AS SHOWN IN THE PLAT OF DUNCAN'S SUBDIVISION OF LOT 13 OF THORN'S ADDITION TO THE TOWN OF NETTLETON, ARKANSAS FILED DECEMBER 20, 1902, THENCE CONTINUE N89°21'36"E 62.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES (12,440 SF) MORE OR LESS THEREOF AND SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION:

PLAT OF DUNCANS SUBDIVISION OF LOT 13 OF THORN'S ADDITION TO THE TOWN OF NETTLETON ARKANSAS FILED DECEMBER 20, 1902

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 Planning Department, prior to any redevelopment of the property, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustration compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

PASSED AND APPROVED THIS 7TH DAY OF DECEMBER 2021.