



Legislation Text

File #: ORD-16:028, **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: Residential, R-1
TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the South Half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 5 East, Craighead County, Arkansas, being more particularly described as follows:

From the Northwest corner of said Section 10, run S00°27'23"W a distance of 478.50 ft. to a point; thence N89°45'50"E a distance of 64.62 ft. to a point; thence S00°11'41"E a distance of 30.97 ft. to a point on the South right-of-way line of Hudson Drive and the POINT OF BEGINNING; thence N89°28'00"E along said South right-of-way line a distance of 265.07 ft. to a point; thence leaving said right-of-way line, run S00°27'23"W a distance of 481.16 ft. to a point; thence N89°49'55"W a distance of 189.87 ft. to a point on the Easterly right-of-way line of Old Greensboro Road (a.k.a. Highway 351); thence run along said Easterly right-of-way line as follows: N19°20'44"W a distance of 17.27 ft. to a point, N17°20'18"W a distance of 65.04 ft. to a point on a curve, following a curve to the right, said curve having a radius of 953.69 ft., an arc of 315.50 ft., a chord length of 314.06 ft. and a chord bearing of N08°24'46"W to a point, N00°11'41"W a distance of 89.06 ft. to the POINT OF BEGINNING, containing 2.69 acres.

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.
- 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) Adequate visual screening shall be provided to buffer all surrounding residential uses remaining.
- 4) If and when possible, consolidated curb cuts shall be adhered to and from the site, to allow cross access to other adjacent future developed neighboring tracts of land.
- 5) The L.U.O shall prohibit the following uses: Airport, Cemetery, Adult Entertainment, Recreational

Vehicle Park, Off-Premises Sign (Billboard), Agricultural - Animal.

PASSED AND APPROVED this 7th day of June, 2016.