



Legislation Text

File #: ORD-20:007, **Version:** 1

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, MIXED USE FOR PROPERTY LOCATED AT 5201 STADIUM BOULEVARD AS REQUESTED BY CARLOS WOOD ON BEHALF OF C & O ENTERPRISES, LLC.

WHEREAS, C & O ENTERPRISES, LLC, is the owners of the following real estate in Jonesboro, Craighead County, AR, to wit:

PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS. COMMENCING AT THE SOUTHEAST CORNER (S 1/4 CORNER) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 00°00'12" WEST 600.02 FEET; THENCE SOUTH 89°30'42" WEST 174.71 FEET TO THE POINT OF BEGINNING TO A POINT ON THE WEST RIGHT OF WAY OF HIGHWAY 1; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 1987.62 FEET, A LENGTH OF 350.49 FEET, WITH A CHORD BEARING SOUTH 22°17'57" WEST A DISTANCE OF 350.03 FEET TO A POINT; THENCE LEAVING THE HIGHWAY RIGHT OF WAY SOUTH 89°42'45" WEST 229.89 FEET; THENCE SOUTH 88°10'35" WEST 170.06 FEET; THENCE NORTH 23°59'59" EAST 24.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 2351.89 FEET A LENGTH OF 330.24 FEET, WITH A CHORD BEARING NORTH 22°28'57" EAST A DISTANCE OF 329.97 FEET TO A POINT; THENCE NORTH 89°30'24" EAST 396.64 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 128,836.4 SQUARE FEET, 2.96 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

WHEREAS, the current zoning classification for the Property is C-3 General Commercial; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to; PD-M PLANNED DEVELOPMENT DISTRICT, MIXED USE, and

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from C-3 General Commercial to PD-M PLANNED DEVELOPMENT DISTRICT, MIXED USE

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING CONDITIONS:

A. 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.

B. Any deviation of the approved use shall be subject to Planning Commission approval in the future.

C. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering, outdoor storage, dumpster enclosure, etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

D. This is a Planned Unit Development and will have to comply with those standards.

E. This Development is in the Overlay District and will have to comply with those standards.

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 Property described hereinabove so that the zoning classification of said Property shall be in accordance with the provisions of this Ordinance.

ORD-20:007 **FAILED** to pass on March 3rd of 2020. The vote was eight nays, two ayes, and two absent: AYE: Bryant, Johnson; NAY: Hafner, Street, Gibson, Williams, Coleman, Vance, Frierson; ABSENT: McClain, Long.