



## Legislation Text

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**File #:** ORD-11:048, **Version:** 1

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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 THE CITY 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 CLASSIFICATIONS AS FOLLOWS:

From Residential, R-1, To Residential Multi-Family, RM-8 LUO (MAXIMUM 8 UNITS), THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 9, Township 13 North, Range 4 East; thence North 393.64 feet; thence South 86°54'45" East 62.07 feet to the East right-of-way line of Arkansas Highway No. 163; thence North 0°44'22" West along said right-of-way line 144.32 feet to the South line of the North 6.0 acres of the West 10 acres of the Northwest quarter of the Northeast quarter of Section 9, the point of beginning proper ; thence North 0°44'22" West along said right-of-way line 235.37 feet; thence North 88°59'41" East 261.07 feet to a pipe in an existing fence line; thence South 0°18'06" East with the meanderings with said fence 236.17 feet; thence South 89°10'05" West 259.26 feet to the point of beginning proper, containing 1.41 acres, more or less and being subject to a power line easement and septic system encroachment.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. A maximum of 8 units permitted to be constructed on the property.
2. The development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
3. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, State and Local agencies shall be satisfied.
4. The future Site Development Plan shall be submitted and reviewed by the Metropolitan Area Planning Commission (MAPC) prior to any future redevelopment of the 1.41 acres.

PASSED AND APPROVED this 5<sup>th</sup> day of July, 2011.