



Legislation Text

File #: ORD-23:046, Version: 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-5 TO C-3 FOR PROPERTY LOCATED AT 915 SOUTHWEST DRIVE AS REQUESTED BY G. S. BRANT PERKINS
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” single family medium density district and Commercial “C-5” quiet zone**
To: **Commercial “C-3” general commercial district**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF I-555 AS FOLLOWS: N44°23'34" W A DISTANCE OF 319.63 FT. TO A POINT, N33°23'52" E A DISTANCE OF 58.64 FT. TO A POINT, N12°03'56" E A DISTANCE OF 55.56 FT. TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 49 (SOUTHWEST DRIVE); THENCE LEAVING SAID I-555 RIGHT OF WAY LINE, RUN N44°54'26" E ALONG SAID U.S. HIGHWAY 49 A DISTANCE OF 265.96 FT. TO A POINT; THENCE LEAVING SAID U.S. HIGHWAY 49 RIGHT OF WAY, RUN S00°53'11" W A DISTANCE OF 520.11 FT. TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

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

1. 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.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The site shall comply with all overlay district standards.

SECTION 3: 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.

PASSED AND APPROVED THIS 6TH DAY OF FEBRUARY 2024.