



Legislation Text

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AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, 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-1, Single-Family Medium Density District to C-3 LUO, General Commercial District with Limited Use Overlay that land described as follows:

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (33.03; ACRES), PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (15.54; ACRES) AND PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (0.69; ACRES) ALL BEING IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 89° 59'05" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 27.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351): THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, AS FOLLOWS: SOUTH 00°04'53" EAST 638.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,186.08 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'11" A DISTANCE OF 75.62 FEET: THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 96.00 FEET: THENCE SOUTH 03°28'05" EAST 99.41 FEET: THENCE NORTH 85°02'53" EAST 79.29 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 85°02'53" EAST 21.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,186.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST: THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'11" A DISTANCE OF 49.40 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 00°22'09" WEST ALONG SAID EAST LINE, 1,767.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID: THENCE SOUTH 00°39'12" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID, 248.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY #49): THENCE

ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.77 FEET, SOUTH 67°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 59.84 FEET: THENCE NORTH 31°25'30" WEST, DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 1,341.71 FEET TO A POINT: THENCE NORTH 58°34'30" EAST 1,129.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,500.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°02'08" A DISTANCE OF 1,152.85 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,145,627 SQ. FT. OR 49.26 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. Any proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A "Final Site Plan" shall be submitted and reviewed by the MAPC prior to any future development of the proposed site. Final landscaping and signage plans shall be submitted.

The following list of uses shall be permitted:

- A) OFFICE, GENERAL
- B) RETAIL/SERVICE, GENERAL
- C) RESTAURANT, GENERAL AND FAST FOOD
- D) AUDITORIUM/ARENA/THEATER
- E) BANK OR FINANCIAL INSTITUTION
- F) HOTEL OR MOTEL
- G) MEDICAL OR HEALTH RELATED SERVICES.

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 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 7th day of January, 2014.