



## Legislation Text

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**File #:** ORD-16:023, **Version:** 1

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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 FOR PROPERTY LOCATED ON HWY. 1 AND LAWSON ROAD AS REQUESTED BY WES THORNTON 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, Limited Use Overlay for the land described as follows:

### LEGAL DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter and Part of the Southeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East of the Fifth Principal Meridian, Craighead County, Arkansas, more particularly described as follows: Commencing at the point of intersection of the Easterly right of way of Arkansas Highway 1 with the Northerly right of way of Ridge Road in the Northeast Quarter of the Southwest Quarter of said Section 17, the point of beginning: thence North 36° 12' 22" East 62.67 feet along the right of way of said Highway 1 to a point; thence North 24° 31' East 400.00 feet along the right of way of said Highway 1 to a point; thence South 65° 29' East 31.20 feet along the right of way of said Highway 1 to a point on the Westerly right of way of Missouri Pacific Railroad; thence in a Southerly direction along the Westerly right of way of said railroad along a curve to the left, said curve having a radius of some 1633 feet at the centerline to the point of intersection with the Northerly right of way of Ridge Road, said point bearing South 02° 26' 31" West and being 585.62 feet distant from the previous point; thence North 48° 21' 36" West 276.22 feet along the Northerly right of way of said Ridge Road to the point of beginning. LESS AND EXCEPT THE FOLLOWING: A part of the Northeast Quarter of the Southwest Quarter and Part of the Southeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the intersection of the Easterly right of way of Arkansas Highway No. 1 with the Northerly right of way of Craighead County Road No. 428; thence South 48° 21' 36" East 146.22 feet along said right of way of CR #428 to the point of beginning proper; thence North 41° 38' 24" East 124.89 feet to the right of way line of railroad; thence along said railroad right of way, with a curve turning to the left with an arc length of 180.36 feet, with a radius of 1683.00 feet to the Northerly right of way line of Craighead County Road No. 428; thence North 48° 21' 36" West 130.00 feet along the said Northerly right of way to the point of beginning proper, having an area of 7827.73 square feet, 0.18 acres, more or less, and being subject to all public and private roads and easements and being also known as a part of Tract 2 of a survey in Survey Book “E” at Page 5 in the office of the Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

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

1. Applicant must adhere to all utility and rail corridor easements of record.
2. Property shall be used as a landscaping business, with any change of use being subject to MAPC approval, if the need shall arise in the future.
3. 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.
4. 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.
5. No landscaping staging/inventory storage areas shall not be situated in areas obstructing site view, or right of way areas. Outdoor storage of equipment shall be screened.

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 4th day of May, 2016.