



Legislation Text

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AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUDARIES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION I: TITLE 14, 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 Residential to C-4 Commercial, LUO, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Part of Lot 14 of Senter and Company's Addition to the City of Jonesboro, as recorded in the public records in Jonesboro, Craighead County, Arkansas also being a part of the Southwest Quarter of the Southeast Quarter of Section 19, Township 14 North, Range 4 East, Craighead County Arkansas being more particularly described as follows: Beginning at the intersection of West right of way line of Rains Street and the North right of way line of Arkansas Highway #18 (Highland Drive); thence South 89°35'21" West along the North right of way line of Arkansas Highway #18 (Highland Drive), 599.27 feet; thence North 00°11'17" East departing said North right of way line and along the East right of way line of Wofford Street, 513.57 feet; thence South 89°59'06" East departing said East right of way line, 300.91 feet; thence North 00°57'17" West 88.17 feet; thence North 88°40'35" East 140.78 feet; thence South 01°46'57" East 209.89 feet; thence North 89°32'31" East 150.08 feet to a point on the West right of way line of Rains Street; thence South 00°06'46" East along said West right of way line, 392.01 feet to the point of the beginning.

SECTION II: The requested rezoning Classification is shown as C-4, Limited Use Overlay (LUO). The LUO is further restricted as follows:

1. No future subdividing shall occur on this lot (other than for right-of-way dedication matters).
2. If the property is resold, it cannot be used for anything but use as a commercial bank (C-4 Limited Use Commercial Bank only).
3. The owner of the property agrees to support MAPC's recommendation that Wofford Street be closed for access to Highland and the owner agrees to grant a right-of-way to the City of Jonesboro (at no charge) for the City's installation of a cul-de-sac, and the owner further agrees to participate in an abandonment application to close Wofford Street (at no expense to the owner of the property).
4. No more than a 10,000 square foot footprint with no more than two stories may be constructed on the property (6.9 acre tract).
5. The owner of the property will Install and establish a landscape buffer twenty-five (25) feet from the rear (North) property line where the subject property adjoins R-1 residential property at the time the bank building is constructed.
6. MAPC will review and approve the final site plan.

7. The owner will construct a sidewalk along Rains Street at the time the bank building is completed.

SECTION III: All ordinance 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 4<sup>TH</sup> DAY OF APRIL, 2007.