



Legislation Text

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AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
BE IT ORDAINED BY THE CITY COUNCIL 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) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (C-4 LU-O) NEIGHBORHOOD COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 659.55 FEET; THENCE CONTINUE SOUTH 89°54'02" WEST, 329.78 FEET; THENCE NORTH 00°59'03" EAST, 851.94 FEET, TO THE POINT OF BEGINNING PROPER (1); THENCE CONTINUE NORTH 00°59'03" EAST, 400.05 FEET, TO THE SOUTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 18; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS; SOUTH 89°55'24" EAST, 318.12 FEET; SOUTH 83°18'56" EAST, 11.52 FEET; THENCE SOUTH 00°58'35" WEST, DEPARTING SAID RIGHT OF WAY LINE, 398.72 FEET; THENCE NORTH 89°55'24" WEST, TO THE POINT OF BEGINNING PROPER (1), CONTAINING 3.03 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT 2

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 659.55 FEET, TO THE POINT OF BEGINNING PROPER (2); THENCE CONTINUE SOUTH 89°54'02" WEST, 329.78 FEET; THENCE NORTH 00°59'03" EAST, 851.94 FEET; THENCE SOUTH 89°55'24" EAST, 329.64 FEET; THENCE SOUTH 00°58'35" WEST, 850.93 FEET; TO THE POINT OF BEGINNING PROPER (2), CONTAINING 6.44 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-4 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

1. THE LIMITED USES SHALL ONLY INCLUDE THE FOLLOWING:

TRACT 1

- AUTOMATED TELLER MACHINE
- BANK OR FINANCIAL INSTITUTION
- MEDICAL SERVICE / OFFICE
- OFFICE / GENERAL
- RETAIL / SERVICE

TRACT 2

- AUTOMATED TELLER MACHINE
 - BANK OR FINANCIAL INSTITUTION
 - MEDICAL SERVICE / OFFICE
 - OFFICE / GENERAL
 - SERVICE
2. ADEQUATE BUFFERING / SCREENING (MINIMUM 30 FT.) SHOULD BE PROVIDED FOR ALL SURROUNDING RESIDENTIAL PROPEERTY.
 3. PROPERTY ACCESS SHOULD BE ALIGNED WITH HILLCREST DRIVE AND FUTURE PARCEL SUBDIVIDING SHALL BE REVIEWED AND APPROVED BY THE MAPC.
 4. THAT A FINAL ENGINEERED SITE DEVELOPMENT PLAN BE REVIEWED AND APPROVED BY THE MAPC PRIOR TO PERMIT RELEASES FOR FUTURE DEVELOPMENT.
 5. THE ARCHITECTURAL DESIGN SHALL BE OF A RESIDENTIAL SCALE AND CHARACTER ONLY.
 6. A THROUGH - STREET FROM HIGHLAND TO TRACT 2 SHALL BE PROHIBITED.
 7. INCLUDE USES LISTED UNDER A LIMITED USE OVERLAY AS DESCRIBED BY THE MAPC, EXCLUDING RESTAURANTS.

SECTION III: 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 19th day of May, 2009.