



Legislation Text

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO RS-7 SINGLE FAMILY RESIDENTIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3515 LONGCREST DRIVE AS REQUESTED BY CARLOS WOOD ON BEHALF OF B & T LAND COMPANY, LLC.

WHEREAS, B & T LAND COMPANY, LLC, is the owners of the following real estate in Jonesboro, Craighead County, AR, to wit:

A PART OF THE SW 1/4 OF SECTION 34, T14N-R4E, AND ALSO A PART OF LOT 2 OF THE REPLAT OF WRINKLES LONGCREST DRIVE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 34; THENCE EAST 1099.76 FEET (REC. 1098.68') THENCE S 01°21'47" E 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LONGCREST DRIVE BEING THE POINT OF BEGINNING; THENCE S 89°50'22" E 431.14 FEET (REC. EAST 430.09') ALONG SAID RIGHT-OF-WAY; THENCE S 01°14'09" E 410.84 FEET (REC S 01°03'26" E 411.08'); THENCE S 87°08'46" W 99.59 FEET; THENCE SOUTH 146.97 FEET; THENCE WEST 50.30 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 170.0 FEET AN ARC DISTANCE OF 14.02 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.0 FEET AN ARC DISTANCE OF 42.24 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 230.0 FEET AN ARC DISTANCE OF 52.59 FEET; THENCE N 01°34'37" W 24.37 FEET; THENCE N 89°53'19" W 243.97 FEET; THENCE NORTH 22.96 FEET; THENCE N 02° 11'01" W 236.03 FEET; THENCE N 01°21'47" W 197.51 FEET TO THE POINT OF BEGINNING, CONTAINING 4.61 ACRES, MORE OR LESS.

WHEREAS, the current zoning classification for the Property is C-3 General Commercial; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to; Single Family Residential District RS-7 with Limited Use Overlay of Minimum 60 Feet Wide Lots, and

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from C-3 General Commercial to RS-7 Single Family Residential District Limited Use Overlay

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING CONDITIONS:

1. 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 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 deviation of the approved use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing buffering, outdoor storage, to dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This Rezoning is a Limited Use Overlay with the following
  - a. The Minimum Lot width will be 60 feet.

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 Property described hereinabove so that the zoning classification of said Property shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED THIS 1ST DAY OF SEPTEMBER 2020.