



Legislation Text

File #: ORD-16:006, Version: 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1:

CHAPTER 117, 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: Residential, R-1

TO: General Commercial District, C-3 LUO, Hydraulic Business

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUATRER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEWEST QUARTER OF SECTION 23 AFORESAID; THENCE NORTH 0 DEGREES 33' EAST ALONG THE EAST LINE THEREOF 55.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18; THENCE SOUTH 89 DEGREES 53' WEST ALONG SAID RIGHT OF WAY LINE 352 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 1DEGREE 29' EAST 185.3 2 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18; THENCE SOUTH 89 DEGREES 53' WEST ALONG SAID RIGHT OF WAY LINE 51 FEET TO THE POINT OF BEGINNING PROPER.

AND

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AFORESAI D; THENCE WEST ALONG THE SECTION LINE 352 FEET; THENCE NORTH 1DEGREE 29' EAST 36 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18 AND THE POINT OF BEGINNING PROPER; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE 233.4 FEET TO A FENCE; THENCE NORTH 1DEGREE 29' EAST ALONG SAID FENCE 209 FEET TO A FENCE RUNNING EAST AND WEST; THENCE SOUTH 89 DEGREES 09' EAST ALONG SAID EAST-WEST FENCE 232.8 FEET; THENCE SOUTH 1DEGREE 29' WEST 204.9 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO HIGHWAY RIGHT OF WAY.

SECTION 2:

THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

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 MAPC, prior to any redevelopment of the property.
3. The Rezoning Approval limits this use to the Hydraulic Business, and any change of 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

PASSED AND APPROVED this 2nd day of February, 2016.