



## Legislation Text

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**File #:** ORD-16:011, **Version:** 2

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AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES  
WHEREAS, the following described lands located in Jonesboro, Craighead County, Arkansas, are currently zoned R-1, residential use classification:

A part of the Southeast Quarter of the Northeast Quarter, and a part of the Northeast Quarter of the Southeast Quarter, both in Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas, to wit:

From the Northeast corner of said Section 15, thence  $S00^{\circ}10'39''E$ , along the east line thereof, a distance of 1,325.85 feet to a point, said point being the Northeast Corner of said Southwest Quarter of the Northeast Quarter; thence  $S89^{\circ}49'32''W$ , along the north line thereof, a distance of 336.60 feet to a point, said point being the POINT OF BEGINNING; thence  $S00^{\circ}10'39''E$ , a distance of 2,201.82 feet to a point; thence  $S62^{\circ}14'36''W$ , a distance of 951.38 feet to a point; thence  $N89^{\circ}42'00''W$ , a distance of 165.42 feet to a point; thence  $N00^{\circ}06'35''E$ , a distance of 1,247.00 feet to a point; thence  $S89^{\circ}22'57''E$ , a distance of 652.64 feet to a point; thence  $N00^{\circ}00'08''W$ , a distance of 752.79 feet to a point; thence  $S87^{\circ}40'00''W$ , a distance of 150.00 feet to a point; thence  $N00^{\circ}00'08''W$ , a distance of 655.86 feet to a point; thence  $N89^{\circ}49'32''E$ , a distance of 495.44 feet to a point; said point being the POINT OF BEGINNING, said tract containing 37.86 acres, and said tract being subject to existing utility easements and the right-of-way of Aggie Road.

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION I: The Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and hereby is amended so that the Property described herein shall be zoned as RS-8 Limited Use Overlay (LUO).

SECTION II: The following conditions are required pursuant to the RS-8 LUO rezoning for the subject property:

1. That subdivision development plans be submitted and reviewed by the MAPC prior to any future redevelopment of the site.
2. A maximum of one hundred-sixty (160) lots will be developed on the subject property.
3. The proposed development shall satisfy all requirements of the City of Jonesboro, all requirements of the current Stormwater Drainage Design Manual, and Building Inspection Department, and shall be submitted to the Metropolitan Area Planning Commission, as well as the City of Jonesboro, for staff review and approval, as is prescribed by the traditional subdivision development process.

4. Extensions of streets within the development are to be developed so as to provide connectivity to the undeveloped land to the east and to the west.
5. A strip of land shall be reserved along the southern line of the Meadowview Manufactured Home Park that shall serve to provide connectivity, primarily for emergency access through the park at a later date. The side line setback of the lots adjacent to the aforementioned connectivity strip shall remain at seven and one half feet (7.5') in the event that strip becomes dedicated as right-of-way.
6. The rear setback of the proposed lots 130 through 147, inclusively, and lot 154, all as shown and as numbered on the proposed 160 lot, RS-8 layout, prepared by Civilogic, dated 08/01/12, under job number 112086, which lots are adjacent to the current existing development known as Prospect Farms (as of September 11, 2012) shall be increased from the prescribed fifteen feet (15') to a dimension of twenty five feet (25').
7. That the maximum lot density of the development shall not exceed an average of 4.23 lots/acre.
8. That the size of each residence shall be no less than eleven hundred square feet (1,100 sq. ft.).

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