



Legislation Text

File #: ORD-14:065, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 2916 WOOD ST., AS REQUESTED BY THE CITY OF JONESBORO, ARKANSAS.

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

SECTION I: 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 (R-1) SINGLE FAMILY DISTRICT TO C-3 L.U.O. GENERAL COMMERCIAL DISTRICT USES, ON THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE SE 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 14 NORTH-RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER SE 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 14 NORTH-RANGE 3 EAST: THENCE S89° 17' W ON THE 40 ACRE LINE 578.1' TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63 BYPASS AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOOD STREET A CONCRETE RIGHT-OF-WAY MARKER, THE POINT OF BEGINNING PROPER; THENCE IN A SOUTHWESTERLY DIRECTION ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOOD STREET ON A 10° 33' CURVE TO THE LEFT 198.68' TO THE END OF SAID CURVE; THENCE S4° 02' W ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOOD STREET 4.6' TO A POINT ON LINE WITH A FENCE PRODUCED WESTERLY; THENCE S83° 37' E ON LINE WITH SAID FENCE PRODUCED WESTERLY AND ON LINE WITH SAID FENCE 149.9' TO THE N. FACE OF A CORNER POST OF AFORESAID FENCE; THENCE N14° 13' E 182.6' TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63 BYPASS; THENCE N54° 46' W ON SAID RIGHT-OF-WAY LINE 22.8'; THENCE N79° 41' 17" W ON SAID RIGHT-OF-WAY LINE 127.2' TO THE POINT OF BEGINNING PROPER, CONTAINING 0.698 ACRES.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-3 L.U.O. GENERAL COMMERCIAL AND IS SUBJECT TO THE FOLLOWING STIPULATIONS:

1. That the proposed site shall continue to satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
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 applicant/successors agree to comply with the Master Street Plan recommendation for Wood St. and W. Parker Rd. upon any future redevelopment of the site.
4. Any future redevelopment of the existing facility shall maintain a residential character.
5. The property shall be redeveloped under the C-3 General Commercial District standards, without the following prohibited uses:

- Gas Fueling Station
- Billboard Advertisement
- Automotive Repair/ Collision Repair
- Animal Care
- Adult Entertainment

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, IN SO FAR AS IT RELATES TO THE LAND DESCRIBED HEREIN ABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 2nd day of December, 2014.