



## Legislation Text

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**File #:** ORD-11:025, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, 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 (the “Property”):

That part of the Northeast Quarter of Section 5, Township 13 North, Range 4 East, being described as follows: Beginning at the Southeast corner of said NE 1/4 of said Section 5, run thence N 00° 01' W 499.94 feet, run thence S 89° 59' W 29.9 feet to the West line of Caraway Road, run thence North 217.0 feet, run thence S 89° 59' W 501.3 feet, run thence N 00° 33' W 149.1 feet to the true point of beginning, run thence S 89° 44' W 673.7 feet, run thence N 00° 26' W 343.4 feet, run thence N 80° 44' E 673.0 feet, run thence S 00° 33' E 343.4 feet to the true point of beginning, containing 5.31 acres, more or less, AND subject to any utility easements;

AND

That part of the Northeast Quarter of Section 5, Township 13 North, Range 4 East, being described as follows: Beginning at the Southeast corner of said NE 1/4 of said Section 5, run thence N 00° 01' W 499.94 feet, run thence S 89° 59' W 29.9 feet to the West line of Caraway Road, run thence North 217.0 feet, run thence S 89° 59' W 501.3 feet to the true point of beginning, run thence N 00° 33' W 149.1 feet, run thence S 89° 44' W 673.7 feet, run thence S 00° 26' E 501.6 feet, run thence N 88° 32' E 376.2 feet, run thence North 345.9 feet, run thence N 89° 59' E 295.2 feet to the true point of beginning, containing 5.32 acres, more or less, AND subject to any utility easements.

WHEREAS, the Jonesboro Metropolitan Area Planning Commission has recommended that the Property be rezoned to a “PD - RM”, multi-family planned development classification; and

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 Chapter 117, Article III, of the Jonesboro Municipal Code, should be, and hereby is amended so that the Property shall be zoned as a “PD - RM”, multi-family planned development.

SECTION II: The planned development of the Property is residential, multi-family housing, with the following stipulations:

- A. The applicant shall file a Final Development Plan with the MAPC detailing all site requirements as approved during the Preliminary Plan process.
- B. The proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

- C. Prior to any issuance of a Certificate of Occupancy of new uses, all requirements stipulated by all City, State and local agencies shall be satisfied.
- D. A lighting and landscape plan shall be submitted and approved as part of the Final Development to the MAPC prior to any development of the 10.63 acres including perimeter fencing.
- E. The final plat shall quantify the minimum area of green space is dedicated per the Zoning Ordinance.
- F. The maximum number of units shall not exceed one hundred forty four (144) units.

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.

PASSED AND APPROVED this 5<sup>th</sup> day of April, 2011.