



Legislation Text

File #: ORD-12:061, **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 THE CITY 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 CLASSIFICATIONS AS FOLLOWS:

From Residential, R-1, to RM-4 L.U.O. the following described property:

That part of Wimberly's Subdivision of the Northwest Quarter of the Southeast Quarter and that part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East; thence N88° 41'00"E along the North line of the Southeast Quarter of Section 8, 460.40 feet the true point of the beginning; thence continue N88°41'00"E, 380.30 feet; thence S00°08'43"W, 872.16 feet; thence S69°23'23"W, 124.39 feet, thence S61°17'57"W, 65.80 feet; thence N00°23'57"E, 366.06 feet; thence S88°41'00"W, 206.60 feet; thence N00°00'56"E, 577.50 feet to the true point of beginning proper, containing 6.33 acres more or less. Subject to road easement along the south side for Greensboro Road and any other easements that may affect said lands.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all the requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the gross density shall not exceed 4 units per acre with a maximum of 24 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-4 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.