



Legislation Text

File #: ORD-20:048, Version: 1

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 FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 3216 MOORE ROAD, JONESBORO, ARKANSAS REQUESTED BY JOHN C. STUCKEY.

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.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

SECTION 1:

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission (“MAPC”) by the changes in zoning classification as follows:

FROM: R-1 Single Family Residential District

TO: I-1 Limited Industrial District

For the following described property:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North, Range 4 East in Craighead County, being more particularly described as follows:

From the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 36; run thence N00°36'43"E a distance of 193.93 feet to a point; thence N89°24'22"E a distance of 8.94 ft. to the POINT OF BEGINNING; thence N00°40'49"E a distance of 149.51 ft. to a point; thence N89°24'30"E a distance of 460.73 ft. to a point; thence S00°35'59"W a distance of 343.23 ft. to a point; thence S89°22'59"W a distance of 275.00 ft. to a point; thence N00°35'42"E a distance of 193.85 ft. to a point; thence S89°24'22"W a distance of 185.93 ft. to the point of beginning, containing 2.80 acres, and being subject to all easements, restrictions, reservations, and rights of way of record.

SECTION 2:

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3:

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

PASSED AND APPROVED THIS 1ST DAY OF DECEMBER, 2020.