



## Legislation Text

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**File #:** ORD-16:042, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, 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 Northwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, described as follows:

Beginning at the Southeast corner of said tract; thence N89°3 1'53"W along the South line of said tract, 310.00 feet to the true point of the beginning; thence continue N89°3 1'53"W along said South line, 272.37 feet; thence N01°04'38"W, 306.61 feet; thence N89°49'55" W, 407.27 feet; thence N00°39'48"E, 332.67 feet to the North line of the South Half of the Northwest Quarter of the Northwest Quarter of Section 10; thence N89°47'22"E along said North line, 456.75 feet; thence N21 °51'32"E, 117.54 feet to the Centerline of Hudson Drive; thence S64°56' 17"E along said centerline, 156.77 feet; thence along a curve to the left with a radius of 2900.00 feet along said centerline, 98.54 feet; thence S70°49'08"E along said centerline, 4.68 feet; thence S68°44'36"E, 66.42 feet; thence S00°48'36"W, 150.00 feet; thence N89°53'58"W, 110 feet; thence S00°34'29"W, 196.10 feet to the true point of beginning, containing 8.71 acres more or less. Subject to a Road easement along the Northeast side for Hudson Street and any other easements that may affect said lands.

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: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, is hereby amended so that the Property described herein shall be zoned as RM-12 L.U.O..

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
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. 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

5. The maximum units shall be 96.

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.