



Legislation Text

File #: ORD-19:068, Version: 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM COMMERCIAL, C-2 TO COMMERCIAL, C-3 FOR PROPERTY LOCATED AT 2401 RACE STREET AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC

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 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 CLASSIFICATION AS FOLLOWS:

FROM: **Commercial C-2**
TO: **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 14, North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:

From the Southwest corner of said Northwest Quarter of the Southwest Quarter, run N89°56'56"E a distance of 60.00 ft. to a point; thence N00°32'48"E a distance of 771.10 ft. to the POINT OF BEGINNING; Thence N00°35'26"E a distance of 59.94 ft. to a point; thence N89°58'17"E a distance of 299.94 ft. to a point; thence N00°34'30"E a distance of 435.30 ft. to a point; thence N89°30'56"E a distance of 658.16 ft. to a point; thence S00°26'01"W a distance of 218.04 ft. to a point; thence N89°30'56"E a distance of 259.71 ft. to a point; thence S00°26'01"W a distance of 409.96 ft. to a point; thence S89°42'59"W a distance of 919.22 ft. to a point; thence N00°32'43"E a distance of 129.51 ft. to a point; thence S89°58'53"W a distance of 300.03 ft. to the point of beginning, containing 12.32 acres, and being subject to all easements of record.

SECTION 2: 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) Any change of use shall be subject to Planning Department approval in the future.
- 3) A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.

PASSED AND APPROVED THIS 17TH DAY OF DECEMBER, 2019.

