



Legislation Text

File #: ORD-21:030, **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 TO I-2 GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 6609 C.W. POST ROAD, JONESBORO, AR AS REQUESTED BY JOHN 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

TO: I-2 General Industrial District

For the following described property:

LEGAL DESCRIPTION:

WARRANTY DEED (2020R-013551):

The West 396 feet of the East 792 feet of the North Half of the Northeast Quarter of Section 36, Township 14 North, Range 4 East, containing 12 acres more or less, LESS that part conveyed to the City of Jonesboro as shown in Deed Record 361 Page 184 at Jonesboro, Arkansas.

AS SURVEYED:

Part of the North Half of the Northeast Quarter of Section 36, Township 14 North, Range 4 East, Craighead County, Arkansas. Being more particularly described as follows: Commencing from the North Quarter corner of said Section 36, thence North 89°22'39" East 1731.38 feet to the point of beginning; thence North 89°22'39" East 396.15 feet; thence South 01°03'45" West 1269.36 feet; thence South 89°38'42" West 396.15 feet; thence North 01°03'53" East 1267.51 feet to the point of beginning proper. Containing 502,309.5 square feet, or 11.53 acres more or less. Being subject to all public and private easements and right-of-ways.

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All ordinances and parts of ordinances in conflict herewith are hereby repealed.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

PASSED AND APPROVED THIS 17TH DAY OF AUGUST, 2021.