



## Legislation Text

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**File #:** ORD-23:035, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-2 TO RS-2 FOR PROPERTY LOCATED AT HANCOCK ROAD AS REQUESTED BY WOOD ENGINEERING ON BEHALF OF DALE AND DARLENE WOOD

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 Industrial, I-2, To Single Family Residential, RS-2,

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS, COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH 86°16'48" EAST 518.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 555 (FORMERLY KNOWN AS U.S. HIGHWAY 63); THENCE NORTH 87°07'44" EAST 297.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'58" WEST 1,040.00 FEET; THENCE 87°27'49" EAST 845.47 FEET; THENCE SOUTH 01°18'58" 745.00 FEET; THENCE SOUTH 87°12'19" WEST 232.78 FEET; THENCE SOUTH 00°47'13" EAST 292.88 FEET; THENCE SOUTH 87°07'44" WEST 250.04 FEET TO THE POINT OF BEGINNING PROPER HAVING AN AREA OF 435,660 FEET, 10.0 ACRES MORE OR LESS.

BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS

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 Commission approval in the future.
3. 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, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2023.