



Legislation Text

File #: ORD-18:028, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AGRICULTURAL, AG-1 TO RS-5, RESIDENTIAL; SINGLE FAMILY; 5 UNITS PER ACRE FOR PROPERTY LOCATED AT 3626 FLEMON AS REQUESTED BY GEORGE HAMMAN WITH CIVILOGIC ON BEHALF OF DEBRA STERLING
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: **Agricultural, AG-1**
TO: **RS-5, Residential; Single Family; 5 Units per acre**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 13 North, Range 3 East more particularly described as follows: Commence at the Quarter Corner between Sections 4 and 5, Township 13 North, Range 3 East; thence East along the centerline of Section 4, a distance of 1,702.0 feet to a point, said point being the POINT OF BEGINNING;
thence north a distance of 245.0 feet;
thence east a distance of 113.0 feet;
thence north a distance of 212.0 feet;
thence east a distance of 195.0 feet;
thence south a distance of 457.0 feet to the centerline of said Section 4;
thence west a distance of 308.0 feet to the POINT OF BEGINNING, subject to a County Road Right-of-Way along the south side.

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) 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) Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.

PASSED AND APPROVED this 1st day of May, 2018.