



Legislation Text

File #: ORD-19:050, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 1702 AGGIE ROAD BY GARY HARPOLE

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 of the City of Jonesboro, Arkansas:

SECTION I. 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 by the changes in zoning classification as follows:

From R-2, Multi-Family Low Density District to PD-M, Mixed Use Planned Development District, that land described as follows:

LEGAL DESCRIPTION

LOTS I THRU 4, PLAT OF COLLEGE PLACE SUBDIVISION, RECORDED IN BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS,

LOT 8 OF HALE ARNOLD' S SUBDIVISION OF LOTS 5 AND 6 OF COLLEGE PLACE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE CITY OF JONESBORO, ARKANSAS,

LOTS 7, 8, 9 AND 10, AS SHOWN ON PLAT OF COLLEGE PLACE ADDITION, RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS,

THE EAST 26.0 FEET OF LOT 19 AND ALL OF LOT 20, COLLEGE PLACE ADDITION, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AT JONESBORO, ARKANSAS,

PART OF LOTS 18 AND 19, COLLEGE PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 80' OF THE EAST 10' OF LOT 18, TOGETHER WITH THE WEST 24' OF LOT 19 LESS AND EXCEPT THE SOUTH 120' OF THE WEST 10' OF LOT 19, ALL IN THE COLLEGE PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

SECTION II: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION III: The rezoning of this property shall adhere to the following conditions:

- A.) That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Regulations regarding any new construction.
- B.) 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 also illustrate compliance with site requirements for parking, signage, landscaping, fencing, sidewalks, buffering, etc.
- C.) Any change of use shall be subject to Planning Commission approval in the future.
- D.) Setbacks and Parking Requirements will mirror that of C-1 Downtown Core Commercial District.

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 lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS 1ST DAY OF OCTOBER, 2019.