



Legislation Text

File #: ORD-19:080, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-2 TO COMMERCIAL, C-1 FOR PROPERTY LOCATED AT 600 EAST OAK AVENUE TOGETHER WITH THE LAND ON EAST SIDE OF RAINS STREET BETWEEN GANT STREET AND EAST OAK AVENUE, AS REQUESTED BY ADAM BODEKER OF THE PERKINS LAW FIRM, P.A

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: **Residential R-2**
TO: **Commercial C-1**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 19 AFORESAID; THENCE NORTH 89°46'56" EAST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE SOUTH 00°36'58" WEST, A DISTANCE OF 378.10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT- OF- WAY LINE OF RAINS STREET AND THE WEST LINE OF LOT 5 OF COBB'S SURVEY OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°46'56" EAST, DEPARTING FROM SAID RIGHT- OF- WAY, A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 00°36'58" WEST, A DISTANCE OF 74.00 FEET TO A POINT; THENCE NORTH 89°46'56" EAST, A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 00°36'58" WEST, A DISTANCE OF 49.90 FEET TO A POINT; THENCE NORTH 89°46'56" EAST, A DISTANCE OF 69.27 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°21'38" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°46'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 155.89 FEET TO A POINT; THENCE SOUTH 00°48'11" WEST,

DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 139.19 FEET TO A POINT LYING ON THE NORTH RIGHT- OF- WAY LINE OF EAST OAK AVENUE AND THE SOUTH LINE OF LOT 6 OF SAID COBB'S SURVEY; THENCE SOUTH 89°47'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 99.66 FEET (100.0'-RECORD) TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND LYING ON THE EAST RIGHT- OF- WAY LINE OF RAINS STREET; THENCE NORTH 00°36'58" EAST, ALONG SAID EAST RIGHT- OF -WAY LINE AND THE WEST LINE OF SAID LOTS 6 AND 5, DISTANCE OF 313.06 FEET (312.9'-RECORD) TO THE POINT OF BEGINNING.

CONTAINING IN ALL 46,984 SQ. FT. OR 1.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY 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. 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.
3. Any change of use shall be subject to Planning Department approval in the future.

PASSED AND APPROVED THIS 21ST DAY OF JANUARY, 2020.