



Legislation Text

File #: ORD-21:038, **Version:** 1

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 2407 WEST MATTHEWS
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: Single Family Residential, R-1

TO: Commercial, C-3

THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S89°13'24"W 95.01 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE S0°15'10"W 420.00 FEET TO A POINT, THENCE S89°13'24"W 115.01 FEET TO A POINT, THENCE N0°15'10"E 420.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE N89°13'24"E 115.01 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING, CONTAINING SOME 1.11 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF MATTHEWS AVENUE ON THE NORTH SIDE THEREOF AND SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION:

2407 West Matthews Avenue, Jonesboro, Arkansas. Recorded as Document #2021R-000438 in the records of

the Recorder of Deeds for Craighead County, Arkansas.

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 Planning Department, prior to any redevelopment of the property, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
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 the property.

PASSED AND APPROVED THIS 21ST DAY OF SEPTEMBER 2021.