



Legislation Text

File #: ORD-23:012, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY RESIDENTIAL AND C-3 GENERAL COMMERCIAL DISTRICT TO CR-1 COMMERCIAL RESIDENCE MIXED USE DISTRICT FOR PROPERTY LOCATED AT 4902 AND 4904 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY JEREMY BEVILL WITH FISHER ARNOLD ON BEHALF OF BRETT STROBBE BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: 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: R-1 & C-3, SINGLE FAMILY RESIDENTIAL DISTRICT & GENERAL COMMERCIAL DISTRICT

TO: CR-1, COMMERCIAL RESIDENCE MIXED USE DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°22'45" WEST, 664.07 FEET; THENCE NORTH 01°09'13" EAST, 57.72 FEET TO THE POINT OF BEGINNING PROPER, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18; THENCE NORTH 89°58'11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 199.94 FEET; THENCE NORTH 01°08'38" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 400.00 FEET; THENCE SOUTH 89°55'23" EAST, 200.00 FEET; THENCE SOUTH 01°09'13" WEST, 399.84 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.84 ACRES (79,956 SQ. FT.), MORE OR LESS, SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. 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.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all Overlay District requirements.

SECTION III: 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 4TH DAY OF APRIL 2023.