



## Legislation Text

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**File #:** ORD-13:002, **Version:** 1

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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-1

TO: Commercial C-3, Limited Use Overlay (LUO)

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Part of the East half of the Southwest Quarter of Section 1, Township 14 North, Range 4 East, all in Craighead County, Jonesboro, Arkansas, and being more particularly described as follows:

From the Southeast corner of the East half of the Southwest Quarter of said Section 1, run N00°49'08"E a distance of 455.87 feet to a point; thence run S89°01'44"W a distance of 30.00 feet to a point, said point being the POINT OF BEGINNING;  
thence continue S89°01'44"W a distance of 155.47 feet to a point;  
thence S00°49'08"W a distance of 32.42 feet to a point;  
thence S89°01'44"W a distance of 138.25 feet to a point;  
thence S00°37'54"W a distance of 314.22 feet to a point along the Northern right-of-way of Johnson Avenue (a.k.a. Arkansas Highway no. 49);  
thence along said right-of-way, S85°56'58"W a distance of 255.19 feet to a point; thence S89°10'02"W a distance of 485.48 feet to a point; thence leaving said right-of-way, N00°37'54"E a distance of 326.76 feet to a point;  
thence S89°01' 44"W a distance of 258.31 feet to a point;  
thence N00°37'54"E a distance of 1061.12 feet to a point along the centerline of Bridger Creek;  
thence along said centerline the following courses and distances:  
S15°53'50"E a distance of 26.88 feet; S22°39'37"E a distance of 42.46 feet;  
S29°26'36"E a distance of 84.66 feet; S59°11'49"E a distance of 132.33 feet; N75°01'19"E a distance 95.93 feet; S57°13'01"E a distance of 74.49 feet; S74°18'32"E a distance of 46.48 feet; N74°12'11"E a distance of 143.07 feet; S77°00'11"E a distance of 25.37 feet; N83°27' 45"E a distance of 64.49 feet; S40°11'00"E a distance of 54.80 feet to a point; S84°03'47"E a distance of 57.92 feet; N57°33'09"E a distance of 25.92 feet; N00°33'36"W a distance of 27.69 feet; N32°26'31"E a distance of 10.61 feet; N77°26'31"E a distance of 22.83 feet; S85°01'59"E a distance of 25.44 feet; S50°39'31"E a distance of 68.37 feet; S55°29'39"E a distance of 32.56 feet; S75°10'07"E a distance of 45.18 feet; S70°12'23"E a distance of 101.51 feet; S66° 41'14"E a distance of 43.42 feet; N84°36' 42"E a distance of 123.84 feet; S80°14'48"E a distance of 28.65

feet; S48°49'19"E a distance of 31.06 feet; S27°12'58"E a distance of 31.92 feet; S82°11'14"E a distance of 68.70 feet to a point along the Western right-of-way of Clinton School Road; thence leaving said Bridger Creek centerline S00°49'08"W along the Western right-of-way of Clinton School Road a distance of 641.92 feet to a point, said point being the POINT OF BEGINNING, said tract containing 29.67 acres, and being subject to any easements of record.

**SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:**

- 1) The proposed development shall satisfy all requirements of the City Engineer, including all requirements of the current Stormwater Drainage Design Manual.
- 2) Future Site Development Plans shall be submitted and reviewed by the Metropolitan Area Planning Commission.
- 3) The applicant agrees to comply with the Master Street Plan recommendations for the Clinton School Road and Johnson Avenue right-of-way (i.e. forty feet from center-line of Clinton School Road and sixty feet from center-line of Johnson Avenue).
- 4) Fencing details and landscape plan shall include fencing and a twenty-five foot buffer area between the proposed development and the residential areas to the west and north.
- 5) A lighting photo-metrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting residential properties.
- 6) The following uses shall be prohibited:
  - 1) Animal care, general,
  - 2) Animal care, limited,
  - 3) Cemetery,
  - 4) Construction sales and service,
  - 5) Day care, limited (family home),
  - 6) Day care, general,
  - 7) Funeral Home,
  - 8) Nursing Home,
  - 9) Pawn Shop,
  - 10) Golf Course,
  - 11) Recreational Vehicle Park,
  - 12) Adult Entertainment,
  - 13) Off premises advertising (bill boards),
  - 14) Mini-storage warehouses

PASSED AND APPROVED this 5th day of February, 2013.