



Legislation Text

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT, C-3 LUO FOR PROPERTY LOCATED AT 4150 SOUTHWEST DRIVE AS REQUESTED BY ASHDOWN PLAZA, LLC

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:         **General Commercial District, C-3 LUO**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

TRACT "A", MEADOWS HIGHWAY 49 SOUTH ADDITION MINOR PLAT AS RECORDED IN BOOK "C", PAGE 216, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AS JONESBORO, ARKANSAS. CONTAINING IN ALL 187,072 SQ. FT. OR 4.29 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 SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
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 ETC. SHALL BE SUBMITTED

TO THE MAPC PRIOR TO ANY REDEVELOPMENT. NEW SCREENING OUTDOOR STORAGE AND DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE IMPLEMENTED IF STIPULATED BY THE MAPC.

5. THE FOLLOWING USES WILL BE PROHIBITED:
  - A. ADULT ENTERTAINMENT
  - B. ALCOHOL/TOBACCO SALES AND SERVICES

PASSED AND APPROVED this 19th day of December, 2017.