



## Legislation Text

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**File #:** ORD-18:047, **Version:** 1

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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 COMMERCIAL, C-3, LUO FOR PROPERTY LOCATED AT 6614 STADIUM BLVD. AS REQUESTED BY STEVE MORGAN 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, L.U.O.**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A part of the Southwest Quarter of the Northeast Quarter, a part of the Northwest Quarter to the Southeast Quarter, and a part of Northeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East, being more particularly described in Deed of Record JB2016-007650, and being the same lands as those previously surveyed and platted by Dan Mulholland on April 6, 1977, and shown by plat of record in Plat Cabinet "E" at Page 5.

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

- 1) That the proposed development shall satisfy all requirements of the City Engineer and 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 development of the property.
- 3) The property shall be used as a vehicle repair and storage rental if approved through a Conditional Use, with any change of use being subject to MAPC approval, if the need shall arise in the future.
- 4) No landscaping staging/inventory storage areas shall be situated in areas obstructing sight distance on the highway, nor within the right-of-way. Outdoor storage of equipment shall be screened from public view.
- 5) The Limited Use Overlay (L.U.O.) is defined as follows:  
The following uses are prohibited:
  - 1) Adult Entertainment
  - 2) Billboards
- 6) Applicant shall adhere to all utility and rail corridor easements of record.

PASSED AND APPROVED this 7th day of August, 2018.