



## Legislation Text

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AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: TITLE 14, 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-2) MULTI-FAMILY LOW DENSITY DISTRICT TO (C-2 LU-O) DOWNTOWN FRINGE COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOTS A & B OF COOPERS SUBDIVISION OF LOT 1 OF LOWE'S SUBDIVISION OF LOTS 1 & 2 OF BLOCK 2 OF HALTOMS ADDITION, AND LOTS 2, 3, & 4 OF BLOCK 2 OF HALTOMS ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-2 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

1. ADEQUATE BUFFERING/SCREENING (MINIMUM 20') SHOULD BE PROVIDED THE ABUTTING RESIDENTIAL USE TO THE SOUTH.
2. ACCESS DRIVE SHOULD FEED OFF OF EITHER OR BOTH SIDE STREETS EXCLUDING MATTHEWS AVE.; 1 ACCESS FROM MATTHEWS AVE.
3. THE LIMITED USES SHALL ONLY INCLUDE THE FOLLOWING:

- GOVERNMENT SERVICE
- GOLF COURSE
- HOSPITAL
- HOTEL OR MOTEL
- LIBRARY
- MEDICAL SERVICE / OFFICE
- MUSEUM
- NURSING HOME
- OFFICE / GENERAL
- PARKING LOT / COMMERCIAL
- PARKS AND RECREATION
- POST OFFICE
- RESTAURANT / FAST FOOD

- RESTAURANT / GENERAL
  - RETAIL / SERVICE
  - SAFETY SERVICES
  - SINGLE-FAMILY DETACHED
  - SINGLE-FAMILY ATTACHED
  - DUPLEX, TRIPLEX, 4-PLEX
  - LOFT APARTMENT
  - AUTOMATED TELLER MACHINE
  - BANK OR FINANCIAL INSTITUTION
  - BED AND BREAKFAST
  - CEMETERY
  - CHURCH
  - COLLEGE OR UNIVERSITY
  - DAY CARE, LIMITED (FAMILY HOME)
4. NO BILLBOARDS ALLOWED ON SUBJECT PROPERTY.
5. SITE PLAN TO BE REVIEWED AND APPROVED BY M.A.P.C. PRIOR TO PERMIT RELEASES FOR FUTURE DEVELOPMENT.

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 1<sup>st</sup> day of April, 2008.