

**ORDINANCE NO. \_\_\_\_\_**

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 Single-family, R-1**  
TO: **General Commercial District, C-3**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

TRACT 1:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 00°09'27" EAST 97.76 FEET TO THE NORTH RIGHT OF WAY HIGHWAY NO. 49; THENCE NORTH 86°53'44" WEST 429.90 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 86°49'22" WEST 210.87 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 00°09'27" EAST 124.95 FEET; THENCE SOUTH 89°12'32" EAST 210.62 FEET; THENCE SOUTH 00°09'27" WEST 133.73 TO THE POINT OF BEGINNING PROPER, HAVING AN AREA OF 27236.41 SQUARE FEET, 0.63 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

AND

DESCRIPTION:

LOT 1 IN BLOCK "B" OF SARAH CROSSING SUBDIVISION, PHASE 2 TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN THE OFFICE OF CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 14035.25 SQ. FEET, 0.32 ACRES MORE OR LESS

TOTAL ACRES 0.95 ACRES MORE OR LESS.

**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, SIDEWALKS, FENCING, BUFFERING, LIGHTING, ETC. SHALL BE SUBMITTED TO THE MAPC PRIOR TO ANY REDEVELOPMENT. NEW SIDEWALKS, SCREENING, LANDSCAPING, OUTDOOR STORAGE, AND DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE IMPLEMENTED IF STIPULATED BY THE MAPC.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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HAROLD PERRIN, MAYOR

ATTEST:

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DONNA K. JACKSON, CITY CLERK