



## Legislation Text

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**File #:** ORD-12:023, **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 THE CITY 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 CLASSIFICATIONS FOR 4500 E. JOHNSON AVE, AS FOLLOWS:

From R-1 to C-3 General Commercial / Restaurant (L.U.O.), THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the NE Corner of said Section 10; thence S 88°54'59" W 867.90 feet along the north line of said Section 10 to the point of beginning proper; thence S 19°03'38" E 175.02 feet to the northerly right-of-way of Arkansas Highway 49 (Johnson Ave.); thence with a curve turning to the left with an arc length of 280.47 feet, with a radius of 2963.43 feet, along said right-of-way; thence S 72°06'30" W 38.13 feet along said right-of-way; thence N 00°00'00" E 294.75 feet to the north line of said Section 10; thence N 88°54'59" E 231.60 feet along said north line to the point of beginning proper, having an area of 61941.84 square feet, 1.42 acres more or less and being subject to all public and private roads and easements.

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

1. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
2. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fence to the west, and all site improvements approved by this petition.
3. Off-premise advertisement shall be prohibited on the subject site.

PASSED AND APPROVED this 1st day of May, 2012.