



## Legislation Details (With Text)

**File #:** ORD-13:046    **Version:** 1    **Name:** Rezoning by Glen Bridger and Phil Bridger  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/14/2013    **In control:** City Council  
**On agenda:**    **Final action:** 9/3/2013  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C3 LUO FOR PROPERTY LOCATED AT 5508 AND 5512 EAST JOHNSON AS REQUESTED BY GLENN BRIDGER AND PHIL BRIDGER  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** 1. Plat, 2. MAPC Report

Date	Ver.	Action By	Action	Result
9/3/2013	1	City Council	Passed	Pass
8/20/2013	1	City Council	Waived Second Reading	Pass

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, R-1  
TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER: THENCE SOUTH 00°38'38" WEST, 987.76 FEET: THENCE SOUTH 89°04'12" WEST, 29.87 FEET: THENCE SOUTH 01°20'40" WEST, 23.00 FEET: THENCE SOUTH 86°45'54" WEST 50.02 FEET: THENCE SOUTH 06°09'32" WEST, 226.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 49: THENCE ALONG SAID NORTHERLY RIGHT OF WAY AS FOLLOWS: SOUTH 89°15'13" WEST, 361.31 FEET: THENCE NORTH 68°49'18" WEST, 53.09 FEET: THENCE SOUTH 62°40'20" WEST, 55.88 FEET: THENCE SOUTH 89°21'19" WEST, 102.98 FEET: THENCE NORTH 00°38'38" EAST, DEPARTING SAID NORTHERLY RIGHT OF

WAY, 1244.10FEET: THENCE NORTH 89°27'08" EAST, 665.17 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 801,681 SQ. FT. OR 18.40 ACRES +/-.

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) The L.U.O shall prohibit the following uses:

A) Adult Entertainment

B) Adult Retail Sales

C) Tobacco Sales

2) Proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.

3) A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.

4) The setback, building height, screening, and site design standards required in "Sec. 117-328 - Residential Compatibility Standards" shall apply with the exception of an increased setback requirement of 20 ft for surface -level parking and driveways. All adjacent property will serve as a "triggering property" without any exemptions.

5) Dedication of the required 60 ft of right-of-way from the centerline of East Johnson Ave.

PASSED AND APPROVED this 3rd day of September, 2013.