



Legislation Text

File #: ORD-12:046, **Version:** 1

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 I: 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 (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT & C-4 LUO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION (R-1/C4-LUO TO C-3 LUO):

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

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 89°47'56" EAST, 232.60 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 30°58'51" WEST, 75.97 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NUMBER 49 (JOHNSON AVENUE); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 59°44'48" EAST, 104.60 FEET; NORTH 58°24'58" EAST, 218.38 FEET; THENCE SOUTH 30°22'02" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 268.15 FEET; THENCE SOUTH 89°42'21" WEST, 249.72 FEET; THENCE NORTH 89°47'56" WEST, 123.13 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.27 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-3 LIMITED USE OVERLAY (LUO). THE LUO IS FURTHER RESTRICTED AS FOLLOWS:

1. THE LIMITED USES SHALL EXCLUDE THE FOLLOWING:
 - ADULT ENTERTAINMENT
 - OFF-PREMISES ADVERTISEMENT

2. THE FOLLOWING LIMITED USES SHALL BE ALLOWED ONLY BY CONDITIONAL USE APPLICATION/APPROVAL BY THE MAPC:
 - CARWASH
 - CEMETERY
 - CONSTRUCTION SERVICES
 - CONVENIENCE STORE

- GAS STATION
- GENERAL AND LIMITED VEHICLE REPAIR

3. THERE SHALL BE AN UNDISTURBED VEGETATIVE BUFFER, TWENTY FEET (20') IN WIDTH ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY, WHERE THE PROPERTY ABUTS RESIDENTIALLY USED LAND;

4. UPON REDEVELOPMENT OF THE PROPERTY, PRIVACY FENCING SHALL BE ERECTED ALONG THE EASTERN AND SOUTHERN BOUNDARIES WHERE IT ABUTS RESIDENTIALLY USED PROPERTY, AND

5. THAT A FUTURE SITE DEVELOPMENT PLAN BE SUBMITTED AND REVIEWED BY THE MAPC PRIOR TO ANY FUTURE REDEVELOPMENT OF THE SITE.

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 4th day of September, 2012.