

ORDINANCE NO. _____-2023

**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; NOT 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 LUO, DOWNTOWN FRINGE COMMERCIAL DISTRICT LIMITED USE OVERLAY

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF LOTS 6, 8 & 9, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°50'37" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STEELE AVENUE, 172.05 FEET; THENCE SOUTH 00°57'46" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 293.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST NETTLETON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°29'18" WEST, 137.82 FEET; SOUTH 88°24'33" WEST, 33.73 FEET; THENCE NORTH 00°51'14" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 296.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: 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 Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. This Limited Use Overlay (LUO) restricts the following uses:
 - a. Duplex, triplex, fourplex
 - b. Loft Apartment
 - c. Cemetery
 - d. Golf Course
 - e. Nursing Home
 - f. Restaurant, general
 - g. Restaurant, fast food.

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 ADOPTED this ____ day of _____, 2023.

ATTESTED:

April Leggett, City Clerk

CITY OF JONESBORO

By: _____
Harold Copenhaver, Mayor