



Legislation Text

File #: ORD-11:042, **Version:** 1

title
AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES
body

BE IT ORDAINED by the City Council of the City 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 to C-4 Neighborhood Commercial LUO, the following described property:

LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 14 North, Range 4 East being more particularly described as follows: Begin at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 14 North, Range 4 East; thence North on the Range Line 664.0 feet to the point of beginning proper; thence North 106.0 feet; thence East 325.0 feet; thence South 106.0 feet; thence West 325.0 feet to the point of beginning proper, and being subject to Arkansas Highway Right of Way off and across the West side thereof.

SECTION II: The requested rezoning Classification is shown as C-4, L.U.O., Neighborhood Commercial, shall only include the following uses:

Warehouse/Storage with Office
Retail Service Only
Low Volume Parts Assembly

1. That future C-4 Neighborhood Commercial uses of the site shall satisfy all requirements of the City Engineer, Building and Fire Inspections, and the Planning and Zoning Department.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment to address vehicular access management and proper consistency with neighborhood scale.
3. Fencing /screening shall remain along the entire the perimeter of the proposed site and maintained.
4. A lighting photometrics shall remain at current or lower levels to assure no lighting spillage onto abutting properties.
5. Any additional signage details shall also be submitted as part of the building permit application.

SECTION III: That this ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is hereby declared to exist and this ordinance shall be in full force from and after the date of its passage and approval.

PASSED AND ADOPTED this 2nd day of August, 2011.