

ORDINANCE NO. _____

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, R2**

TO: **General Commercial District, C-3 LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

ALL OF LOT 1 AND THE SOUTH 15.2 FEET OF LOT 2 OF THE REPLAT OF LOTS 1,2,3,4,5, & 7 AND A PART OF LOT 6 OF FISHER COMMERCIAL SUBDIVISION AS SHOWN BY PLAT RECORD 198 AT PAGE 98, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23, RUN THENCE NO DEG. 30' S 190.2 FEET TO A FOUND AXLE, RUN THENCE N 89 DEG. 54' E 137.8 FEET TO A FOUND AXLE ON THE EAST RIGHT OF WAY OF KATHLEEN DRIVE FOR THE TRUE POINT OF BEGINNING, RUN THENCE N 29 DEG. 15' W ALONG SAID RIGHT OF WAY 14.0 FEET TO A FOUND AXLE, RUN THENCE N 89 DEG. 28' S 148.9 FEET TO A FOUND PIPE, RUN THENCE N 89 DEG. 53' S 119.2 FEET TO A FOUND PIPE, RUN THENCE SO DEG. 25' W 230.1 FEET TO A FOUND PIPE ON THE NORTH RIGHT OF WAY OF HIGHWAY 18, RUN THENCE S 89 DEG. 45' W ALONG SAID RIGHT OF WAY 136.7 FEET TO THE EAST RIGHT OF WAY OF KATHLEEN DRIVE, RUN THENCE N 29 DEG. 45' W ALONG SAID RIGHT OF WAY 149.3 FEET TO THE THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS, SUBJECT TO ALL UTILITY EASEMENTS OF RECORD.

SECTION 2:

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 MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING COMMISSION APPROVAL IN THE FUTURE.
4. A FINAL SITE PLAN ILLUSTRATING COMPLIANCE WITH SITE REQUIREMENTS FOR PARKING, SIGNAGE, LANDSCAPING, FENCING, BUFFERING, SIDEWALKS, DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE SUBMITTED TO THE PLANNING PRIOR TO ANY REDEVELOPMENT.

5. THE FOLLOWING USES WILL BE PROHIBITED:
- A. ADULT ENTERTAINMENT
 - B. ALCOHOL/TOBACCO SALES AND SERVICES
 - C. BILLBOARDS

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK