



## Legislation Text

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**File #:** ORD-13:033, **Version:** 1

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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 THE CITY 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 CLASSIFICATIONS AS FOLLOWS:

From Residential, R-1 to C-4 L.U.O., the following described property:

Property located at 1410 East Highland Drive at Hillcrest Drive intersection. 1.84 acres/80,005 sq. ft. Approximately 239 ft. along Highland Dr. and 324 ft. along Hillcrest Dr. Approximately 1.79 acres.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements including "Sec. 117-328. Residential Compatibility Standard's" shall be submitted, reviewed and approved by the MAPC prior to any development of the property.
3. A replat shall be required and must comply with the master street plan.
4. Uses shall be limited to automated teller machine, bank or financial institution, medical service or office, office/general, retail and retail/service.

PASSED AND APPROVED this 6th day of August, 2013.