

## 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, R-1**  
TO: **General Commercial District, C-3**

THE FOLLOWING DESCRIBED PROPERTY:

### **LEGAL DESCRIPTION:**

Part of the Northeast Quarter of Section 33, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 33, Township 14 North, Range 4 East, Craighead County, Arkansas; Thence North 00 degrees 25 minutes 59 seconds West along the East line of the Northeast Quarter of the Northeast Quarter of Section 33, aforesaid 382.20 feet to a point lying on the Northern right-of-way line of the Union Pacific Railroad; thence North 00 degrees 26 minutes 10 seconds East, continuing along said East line, 828.04 feet to a point lying on the South right-of-way line of U. S. Highway 63 Frontage Road (Parker Road); thence along said right-of-way line as follows North 86 degrees 52 minutes 09 seconds West a distance of 421.79 feet, South 88 degrees 43 minutes 49 seconds West a distance of 100.00 feet to the point of beginning; thence South 00 degrees 37 minutes 49 seconds West, departing from said South right-of-way line, a distance of 200.00 feet; thence South 88 degrees 43 minutes 49 seconds West a distance of 200.00 feet; thence North 00 degrees 37 minutes 49 seconds East a distance of 200.00 feet to a point lying on the South right-of-way line of U. S. Highway 63 Frontage Road (Parker Road); thence North 88 degrees 43 minutes 49 seconds East, along said right-of-way line a distance of 200.00 feet to the point of beginning.

Containing in all 39,978 Sq. Ft. or 0.92 Acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights-of-Way 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 ETC. SHALL BE SUBMITTED TO THE MAPC PRIOR TO ANY REDEVELOPMENT. NEW SCREENING OUTDOOR STORAGE AND DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE IMPLEMENTED IF STIPULATED BY THE MAPC.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
HAROLD PERRIN, MAYOR

ATTEST:

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DONNA K. JACKSON, CITY CLERK