



## Legislation Text

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title  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 2217 W. PARKER RD., AS REQUESTED BY THE CITY OF JONESBORO, ARKANSAS.

body  
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 AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY DISTRICT TO C-3 L.U.O. -GENERAL COMMERCIAL DISTRICT USES, ON THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE NORTH 00°06'38" WEST A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°06'38" WEST A DISTANCE OF 1257.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°33'23" EAST A DISTANCE OF 361.23 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 63; THENCE SOUTH 50°24'32" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 523.58 FEET; THENCE SOUTH 63°43'15" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 109.98 FEET; THENCE SOUTH 36°41'42" WEST DEPARTING SAID RIGHT-OF-WAY A DISTANCE OF 365.57 FEET; THENCE SOUTH 53°18'53" EAST A DISTANCE OF 280.44 FEET; THENCE SOUTH 45°43'28" EAST A DISTANCE OF 346.50 FEET; THENCE SOUTH 00°06'38" EAST A DISTANCE OF 155.16 FEET; THENCE SOUTH 88°39'26" WEST A DISTANCE OF 124.23 FEET; THENCE SOUTH 00°32'15" WEST A DISTANCE OF 60.03 FEET; THENCE SOUTH 88°39'26" WEST A DISTANCE OF 200.33 FEET; THENCE NORTH 10°10'07" WEST A DISTANCE OF 60.72 FEET; THENCE SOUTH 88°39'26" WEST A DISTANCE OF 780.08 FEET TO THE POINT OF BEGINNING, CONTAINING 23.25 ACRES, BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-3 L.U.O. -GENERAL COMMERCIAL AND IS SUBJECT TO THE FOLLOWING STIPULATIONS:

1. ACCESS DRIVEWAYS SHALL SATISFY CITY STANDARDS AND SHALL BE COORDINATED WITH THE APPROPRIATE REVIEWING AGENCIES FOR APPROVAL.
2. A FINAL SITE PLAN SHALL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE

MAPC.

3. A MINIMUM 75-FT. PERMANENT GREENSPACE BUFFER SHALL BE MAINTAINED ALONG THE MOST SOUTHERN PROPERTY LINE WHERE SINGLE FAMILY PROPERTIES EXIST (STRAIGHT PARALLEL LINE/NO GAPS).

4. ADULT ENTERTAINMENT USES AND OUTDOOR ADVERTISEMENT SHALL BE PROHIBITED ON THE SUBJECT PROPERTY.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, IN SO FAR AS IT RELATES TO THE LAND DESCRIBED HEREIN ABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 19th day of June, 2012.