

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-2

TO: Downtown Core Commercial District, C-1 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 14 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:

That part of lot 3 lying south of Oak Avenue and lots 4&5 of Sinclair's addition, as recorded in book 23, page 411. Lots 3 & 8 of Meyer's Cherry Avenue Court addition, as recorded in book 48, page 223. Wheelless first subdivision, as recorded in book 158, page 78.

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 conceptual layout of the residential product shall be presented to the MAPC for approval.
3. 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.
4. The following uses shall be prohibited: Carwash, Cemetery, Communication Tower, Service Station and Vehicular Repair.
5. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.