

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, OF THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, ARTICLE III, 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-2, Medium Density Residential, and R-3, High Density Residential, TO C-3, L.U.O., General Commercial, Limited Use Overlay, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

The South 110 feet of Lot 11 of Charles A. Stuck's Turtle Creek Ranch Addition to the City of Jonesboro, Arkansas, being a lot approximately 130 feet by 200 feet.

SECTION 2:

THE FOLLOWING STIPULATIONS WERE PLACED UPON THIS REZONING AS REQUESTED BY THE METROPOLITAN AREA PLANNING COMMISSION:

- 1) The following uses shall be prohibited:
 - A) Adult Entertainment
 - B) Off-Premise AdvertisementThe following uses shall be allowed only as a Conditional Use, and shall be approved by the Metropolitan Area Planning Commission (MAPC):
 - A) Carwash
 - B) Cemetery
 - C) Construction Service
 - D) Convenience Store
 - E) Fast Food Restaurant
 - F) Gas Station
 - G) General and Limited Vehicle Repair
- 2) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.
- 3) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.

- 4) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.
- 5) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK