



Legislation Text

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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 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: Commercial C-3, LUO and Residential R-2  
TO: Commercial: C-3 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots 1 through 10 of Block "B", Fairview Acres to Jonesboro, Craighead County, Arkansas.

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

1. That the proposed development shall continue satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
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. A final site plan showing coordination is required of all right-of-way and ingress/egress with the State Highway Department, MPO, City Engineering Department. Coordinated access management design details shall be submitted by the applicant for MAPC review and approval for other abutting commercial/residential mixed-use properties in respect to protecting residential to remain.
4. Prohibited uses shall be Billboards, Convenience Store, Car Wash, Pawn Shop, Vehicle Repair - limited or general, Agricultural Farmers' Market, Adult Entertainment, and Service Station.
5. A landscape/buffer screen shall be implemented to protect any residential to abut and future commercial uses.

PASSED AND APPROVED this 9th day of October, 2014.