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AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES LOCATED AT 2206, 2212, 2200 STADIUM BOULEVARD; 3004, 3008 AND 3010 PARKWOOD ROAD, 3009 and 3011 SUN AVENUE.

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

Section 1. That Title 14 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 Commercial (C-3, Limited Use Overlay), the following described property:

Lots 1, 2, and 3 in Block "A" of Fairview Acres, Jonesboro, Arkansas as shown by Plat in Book 123 @ Page 126 in the Office Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas and Lots 2, 3 and 4 of Allen's Subdivision of a Part of the South Half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Arkansas, as shown by Plat in Book 123 at Page 65 in the Office of Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and also Lot 1 in Block "A" of Swan Subdivision of the West Part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Arkansas, as shown by Plat in Book 123 at Page 107 in the Office of Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and Lot 1 of Allen's Subdivision of a Part of the South Half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Arkansas, and LESS AND EXCEPT the West 25 foot strip of equal and uniform width off the West side of said Lot 1 of Allen's Subdivision as shown by Plat in Book 123 at Page 65 in the Office of Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

The limited uses imposed are as follows: 1. Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission. 2. Billboards, high-volume retail uses such as convenience store, car wash, pawn shop, **restaurant - fast food**, vehicle repair - limited, vehicle repair - general, agriculture farmers' market, and service station shall not be permitted.

PASSED AND ADOPTED this 6th day of November, 2007.