



Legislation Text

File #: ORD-10:072, Version: 1

title
AN ORDINANCE TO AMEND TITLE 14, OF THE JONESBORO MUNICIPAL CODE KNOWN AS THE ZONING ORDINANCE PROVIDING FOR A CHANGE IN ZONE DISTRICT BOUNDARIES

body
BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: That title 14 of the Jonesboro Municipal Code known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended by the change in zone district boundaries as follows:

From R-1 (Single Family Medium Density) to C-4 LUO (Neighborhood Commercial Limited Use Overlay District), that land described as follows:

Tract 1: Lot 29 of Wheeler Heights Subdivision, Jonesboro, Arkansas as shown by Plat in Plat Cabinet "A" Page 57 in the Office of Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

Tract 2: A Part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence North 0° 00' 00" East 867.91 feet; thence South 87° 38' 11" West 114.57 feet; thence North 0° 00' 00" East 61.34 feet; thence South 87° 20' 11" West 276.33 feet to the point of beginning proper; thence continue South 87° 20' 11" West 311.62 feet; thence North 0° 20' 23" West 319.67 feet; thence North 87° 51' 43" East 313.28 feet; thence South 0° 01' 18" West 316.87 feet to the point of beginning proper, containing 2.28 acres more or less.

Subject to the following stipulations:

1. Permitted use of said property shall be limited to include only the following:

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| Animal Care, Limited | Government Service |
| Automated Teller Machine | Medical Service/Office |
| Bank or Financial Institution | Office, General |
| Post Office | Church |
| Restaurant, Fast Food | Convenience Store (Prohibited on Tract 1) |
| Restaurant, General | Day Care, Limited (Family Home) |
| Retail, Service | Day Care, General |
| Safety Services | Funeral Home |
| Utility, Minor | |

2. That all site plans be approved by the Metropolitan Area Planning Commission ("MAPC") with access easement management included on individual site plans with cross access easements. No new work shall commence prior to Final Site Plan review and approval by the MAPC.

3. A lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses.
4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.
6. That carwash use shall be prohibited as to both Tracts 1 and 2 and that no convenience store shall be developed on Tract 1 (existing Lot 29).
7. That a setback of 100 ft. be provided between residential, if convenience store is developed on Tract 2; buffering will be consistent if the property is ever subdivided.

PASSED AND ADOPTED this 21st day of September, 2010.