

ORDINANCE NO. _____

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: **Agricultural, AG-1**
TO: **C-3, LUO; Commercial, Limited Use**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION (As Furnished):

A part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 14 North, Range 4 East, more particularly described as follows: Beginning at the Northwest Corner of said Northwest Quarter of the Northeast Quarter and thence run South along the West boundary line 417.50 feet to the Point of Beginning; thence run East parallel with the North boundary line 208.75 feet; thence run South 208.75 feet; thence run West 208.75 feet; and thence run North along the West boundary line 208.75 feet to the point of beginning, containing 1 acre, more or less.

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

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- 2) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the Planning Department, prior to any redevelopment of the property.
- 3) Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.
- 4) Any change of use shall be subject to Planning Commission approval in the future.

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

- 5) Outdoor storage of equipment shall be screened.
- 6) A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, etc., shall be submitted to the MAPC prior to any redevelopment. New screening of outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
- 7) The Limited Use Overlay prohibits these uses: Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home and RV Park.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

HAROLD PERRIN, MAYOR

ATTEST:

DONNA K. JACKSON, CITY CLERK