

## 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: **Residential, R-1**

TO: **General Commercial District, C-3 LUO**

THE FOLLOWING DESCRIBED PROPERTY:

### **LEGAL DESCRIPTION:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 AFORESAID, THENCE SOUTH 88°55'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, A DISTANCE OF 247.07 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #49 AS SHOWN ON AHTD JOB NO. 100454 RIGHT-OF-WAY PLANS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°55'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 277.93 FEET TO A POINT; THENCE NORTH 01°04'33" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 130.00 FEET TO A POINT; THENCE NORTH 88°55'27" EAST, PARALLEL TO SOUTH LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 385.25 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #49 AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,653.51 FEET, A CENTRAL ANGLE OF 00°55'06", A CHORD BEARING OF SOUTH 33°13'25" WEST AND A CHORD DISTANCE OF 26.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 41°02'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.70 FEET TO A POINT; THENCE SOUTH 35°56'28" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.62 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 43,118 SQ. FT. OR 0.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

### **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 MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING COMMISSION APPROVAL IN THE FUTURE.
4. A FINAL SITE PLAN ILLUSTRATING COMPLIANCE WITH SITE REQUIREMENTS FOR PARKING, SIGNAGE, LANDSCAPING, FENCING, BUFFERING ETC. SHALL BE SUBMITTED TO THE MAPC PRIOR TO ANY REDEVELOPMENT. NEW SCREENING OUTDOOR STORAGE AND DUMPSTER ENCLOSURE REQUIREMENTS SHALL BE IMPLEMENTED IF STIPULATED BY THE MAPC.
5. THE FOLLOWING USES WILL BE PROHIBITED:
  - A. ADULT ENTERTAINMENT
  - B. ALCOHOL/TOBACCO SALES AND SERVICES

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
HAROLD PERRIN, MAYOR

ATTEST:

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DONNA K. JACKSON, CITY CLERK