



## Legislation Details (With Text)

**File #:** ORD-14:031    **Version:** 1    **Name:** Rezoning at 1802 Commerce  
**Type:** Ordinance    **Status:** Passed  
**File created:** 5/14/2014    **In control:** City Council  
**On agenda:** 8/19/2014    **Final action:** 8/19/2014  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 1802 COMMERCE DRIVE AS REQUESTED BY JACK ELAM

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat, 2. MAPC Report

| Date      | Ver. | Action By    | Action                | Result |
|-----------|------|--------------|-----------------------|--------|
| 8/19/2014 | 1    | City Council | Passed                | Pass   |
| 7/1/2014  | 1    | City Council | Postponed Temporarily | Pass   |
| 6/3/2014  | 1    | City Council | Postponed Temporarily | Pass   |
| 5/20/2014 | 1    | City Council | Waived Second Reading | Pass   |

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: R-1  
TO: Commercial: C-3 L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 14 North, Range 4 East, more particularly described as follows:  
Commencing at the Northwest corner of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of said Section 24;  
Thence N 89°10' E, a distance of 25.00 feet to a point, said point being the POINT OF BEGINNING;  
thence N 89°10' E, a distance of 250.00 feet to a point;  
thence S 00°00' E, a distance of 350.00 feet to a point;  
thence S 89°10' W, a distance of 250.00 feet to a point;  
thence N 00°00' E, a distance of 350.00 feet to a point; said point being the POINT OF BEGINNING; said tract containing 2.0 acres, more or less.

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. The applicant agrees to comply with the Master Street Plan recommendation for Commerce Drive as a Principal Arterial, and dedicate required right of way at the time the property is redeveloped in the future, or if and when the City moves forward with the widening of Commerce Drive.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.

SECTION 3: THE REZONING OF THIS PROPERTY SHALL ALSO ADHERE TO THE FOLLOWING PROHIBITED USES:

Animal Care, General  
Adult Entertainment  
Off-Premises Sign

PASSED AND APPROVED this 19th day of August, 2014.