



Legislation Details (With Text)

**File #:** ORD-13:031    **Version:** 1    **Name:** Rezoning by Nix Development  
**Type:** Ordinance    **Status:** Passed  
**File created:** 7/11/2013    **In control:** City Council  
**On agenda:**    **Final action:** 8/6/2013  
**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 2600 ALEXANDER DRIVE AS REQUESTED BY NIX DEVELOPMENT  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** 1. Plat, 2. MAPC Report

Date	Ver.	Action By	Action	Result
8/6/2013	1	City Council	Passed	Pass
7/16/2013	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: Residential, R-1  
TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot "B" of the Christian Creek Commons Replat for Nix Development, Inc., Alexander Drive, Jonesboro, AR.

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

- 1) The L.U.O. shall prohibit the following uses:
  - A) Adult Entertainment Facilities
  - B) Gas Station
  - C) Shops that sell alcohol or tobacco or both

2) Proposed development shall satisfy all requirements of the City Engineer and current Stormwater Drainage Design Manual.

3) Final Site Plans shall be subject to all ordinance requirements including "Sec. 117-328 - Residential Compatability Standards" shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.

PASSED AND APPROVED this 6th day of August, 2013.