



## Legislation Details (With Text)

**File #:** ORD-02:577    **Version:** 1    **Name:** Rezoning by Phillip and Lonette Byrd  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/5/2002    **In control:** City Council  
**On agenda:**    **Final action:** 8/5/2002

**Title:** AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES AND FOR OTHER PURPOSES FROM R-1 TO C-3 LUO LOCATED ON HIGHWAY 49 AS REQUESTED BY PHILLIP & LONETTE BYRD

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat

Date	Ver.	Action By	Action	Result
8/5/2002	1	City Council	Passed	Pass

AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES AND FOR OTHER PURPOSES

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

SECTION 1: That Title 14 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 classifications as follows:

From (R-1) to C-3 LUO (Limited Use Overlay) the following described property:

Lot 1 of the Jim Wallin Subdivision, of part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas.

SECTION 2: Specific Land Uses permitted under this ordinance of the site include:

- (1) Animal Care, Limited
- (2) Automated Teller Machine
- (3) Bank of Financial Institution
- (4) Church (with conditional use permit)
- (5) Day Care, Limited
- (6) Day Care, general
- (7) Government Service
- (8) Library
- (9) Medical Service/Office
- (10) Office, General
- (11) Safety services
- (12) Utility, Minor

SECTION 3: At the time this property changes uses from its present R-1 use to a C-3 L.U.O. use, the following improvements shall be made prior to obtaining a Certificate of Occupancy: A wooden screening fence, eight feet in height, shall be installed along the property lines abutting property zoned R-1. Trees, a minimum of eight feet in height, shall be planted along the fence to provide an extra layer of screening and buffering between properties zoned R-1.

SECTION 4: Prior to further development of the subject property, a Site Development Plan meeting the requirements of Section 14.36 of the Zoning Ordinance shall be prepared and submitted for review and approval by the City's Planning Department. This plan shall specifically show the relationship of the subject property to existing and proposed streets, driveways, utilities, and buildings within a 300 foot radius of the subject property.

PASSED AND APPROVED this 5th day of August, 2002.