



Legislation Details (With Text)

**File #:** ORD-16:031    **Version:** 1    **Name:** 1425 E. Johnson Avenue  
**Type:** Ordinance    **Status:** Passed  
**File created:** 6/15/2016    **In control:** City Council  
**On agenda:**    **Final action:** 7/5/2016

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 TO C-3 LUO FOR PROPERTY LOCATED AT 1425 E. JOHNSON AVENUE AS REQUESTED BY AYAD TALIB

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. Plat, 2. Planning Dept. Report

Date	Ver.	Action By	Action	Result
7/5/2016	1	City Council	Passed	Pass
6/21/2016	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: Commercial, C-4  
TO: Commercial, C-3 LUO

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of Section 17, Township 14 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:

Lots 24, 25, 26, 27, 28 together with a part of Lots 29, 30, and 31 of Block 9 of E.C. Stuck Addition to the City of Jonesboro, AR containing in all 26,808 sq. ft. or 0.62 acres, 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

MAPC, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Commission approval in the future.
4. The following C-3 Uses shall be prohibited on the site: Adult Entertainment & Alcohol/Tobacco Retail Sales Establishments.
5. 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.

PASSED AND APPROVED this 5th day of July, 2016.