



Legislation Text

File #: ORD-16:025, **Version:** 1

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: (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT
TO: (C-3, L.U.O.) GENERAL COMMERCIAL DISTRICT-LIMITED USE OVERLAY

FOR THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

The East 115 feet of the North 393.6 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 14 North, Range 4 East, Subject to right of way for Highway No.1 across the North side thereof, being subject to any Easements of Record, containing 0.97 Acres, more or less.

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

- 1) Applicant must adhere to all utility and rail corridor easements of record.
- 2) 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.
- 3) 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.
- 4) The L.U.O shall prohibit the following uses:
 - Carwash
 - Adult Entertainment
 - Recreational Vehicle Park
 - Service Station
 - Sign, off-premises
 - Vehicle repair, General
 - Vehicle repair, Limited
 - Freight Terminal

PASSED AND APPROVED this 17th day of May, 2016.