



## Legislation Text

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**File #:** ORD-14:021, **Version:** 1

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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: AG-1  
TO: Commercial: C-3 L.U.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots 3, 4, 9, and 7, Block "A" Lazy Acres Addition to the City of Jonesboro, Craighead County, Arkansas.

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

- 1) That the proposed development shall satisfy all requirements of the City Engineer and requirements of the current Stormwater Drainage Design Manual.
- 2) That the redevelopment and change of use of the property be subject to coordination of adjacent property as approvable by the MAPC. Property shall remain as a single family dwelling until such time.
- 3) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC, prior to any development of the property.
- 4) Coordination is required of all egress/ingress with the State Highway Department, M.P.O., City Engineering Department, and the Planning Department.
- 5) 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:

- 1) Each of these properties shall be allowed to remain as single family residential uses until such time as the stipulations and considerations above are satisfied.
- 2) The following uses should be prohibited as a part of the Limited Use:
  - A) Animal Care, General
  - B) Adult Entertainment
  - C) Off-Premises Sign

PASSED AND APPROVED this 6th day of May, 2014.