



Legislation Text

File #: ORD-16:041, **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: Residential, R-1
TO: Industrial, I1 L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the East Half of the Southwest Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:
Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way line of Highway 49, the point of beginning proper; thence North 86°53'44" West 429 feet along said right of way; thence North 00°09'27" East 133.73 feet; thence South 89°11'32" East 119.33 feet; thence North 00°09'27" East 311.00 feet; thence South 89°50'33" East 310 feet; thence South 00°09'27" West 465.50 feet to the point of beginning proper, having an area of 158071.49 square feet, 3.63 acres more or less and being subject to all public and private roads.

SECTION 2: The rezoning of this property shall adhere to the following stipulations:

1. The L.U.O. shall allow the following permitted uses:
 - a. Automated teller machine
 - b. Bank or financial institution
 - c. Cemetery
 - d. Church
 - e. College or University
 - f. Communication Tower
 - g. Construction sales and service
 - h. Government service
 - i. Library
 - j. Medical service/office
 - k. Recreation vehicle park
 - l. Restaurant, general or fast-food
 - m. Safety services

- n. School, elementary, middle, and high
 - o. Service station
 - p. Sign, off premises
 - q. Utility, minor
 - . Vehicle and equipment sales
 - s. Vehicle repair, general or limited
 - t. Vocational school
 - u. Warehouse, residential (mini) storage
 - v. Vehicular and equipment storage yard
 - w. Freight terminal
 - x. Manufacturing, general or limited
 - y. Research services
 - z. Warehousing
 - aa. Welding or machine shop
 - bb. Agriculture, farmer's market
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- 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 regarding any new construction.
 - 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. Any change of use shall be subject to Planning Commission approval in the future.
 - 5. A final site plan illustrating compliance with the 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.
 - 6. That the future use of the property be limited to the list of uses above (Limited Use Overlay) as approved by the MAPC.

PASSED AND APPROVED on this 19th of July, 2016.