



Legislation Text

File #: ORD-07:258, **Version:** 1

ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES

WHEREAS, the following described lands owned by Jerry Craft are currently zoned “R-1” residential use classification:

A part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 25; thence East along the 40 acre line 464.5' to the point of beginning proper; thence N90°00'E- 199.86' to the West right-of-way line of Wood Street; thence along said right-of-way line as follows: N24°58'E- 50.00'; N31°45'E- 30.70' to the South right-of-way line of U.S. Highway 63 (Parker Road); thence N61°08'29" W along said right-of-way line 162.29'; thence S90°00'W- 90.00 leaving said right-of-way line; thence S01°49'34"W- 149.77' to the point of beginning proper, containing 0.65 acres more or less, subject to all rights-of-way of record.

WHEREAS, the Jonesboro Metropolitan Area Planning Commission has recommended that said lands be rezoned to the C-3 commercial use classification with a Limited Use Overlay (“LU-O”); and

WHEREAS, it appears to the City Council that all applicable laws of the State of Arkansas and of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

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

SECTION I: The Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the lands hereinabove described are zoned as the “C-3 Commercial, LU-O” classification.

SECTION II: The use of the property described above as C-3 Commercial, LU-O is restricted to prohibit the following specific uses:

- a) Animal Care
- b) Adult Entertainment
- c) Communications Tower
- d) Convenience Store
- e) Commercial Parking Lot
- f) Pawn Shop
- g) Recreational Vehicle Park
- h) Restaurant, Fast Food
- i) Restaurant, General
- j) Service Station
- k) Vehicle and Equipment Sales

- l) Vehicle Repair
- m) Mini Storages
- n) Billboard Signs
- o) Car Wash

SECTION III: The use of the property is further restricted to require primary access off of Parker Road, with only secondary access off of Wood Street, subject to site plan requirements and approval.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION V: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

PASSED AND ADOPTED this 7th day of August, 2007.