



Legislation Text

File #: ORD-03:534, **Version:** 1

AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES

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

SECTION 1: That Title 14 known as the Zoning Ordinance of the City of Jonesboro be amended by the change in zoning district boundaries as follows:

From Residential (R-1) to Commercial (C-3) LU, General Commercial District with a limited use overlay to permit the following commercial uses: Animal Care, General; Animal Care, Limited; Stadium (Conditional); Automated Teller Machine; Bank or Financial Institution; Bed and Breakfast; Car Wash; Church; Day Care, General; Government Service; Hotel or Motel; Library; Medical Office/Service; Nursing Home; Office, General; Parks and Recreation; Post Office; Restaurant, Fast Food; Restaurant, General; Retail/Services; Safety Services; School, Elementary/Middle & High; Utility, Minor; Vocational School; and Agriculture, Farmers Market; of property described as follows: A part of Section 11, Township 13 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: From the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section; thence run North 89°35'00" West a distance of 466.70 feet; thence run South 00°16'54" West a distance of 30.00 feet to a point, said point being the Point of Beginning; thence continue South 00°16'54" West a distance of 466.59 feet; thence run South 89°34'10" East a distance of 465.96 feet; thence run South 00°22'19" West a distance of 853.20 feet; thence run North 89°29'43" West a distance of 1,290.41 feet; thence run North 01°00'22" East a distance of 1116.69 feet; thence run North 20°53'02" East a distance of 71.67 feet; thence run North 36°09'19" East a distance of 55.66 feet; thence along a curve to the right having a radius of 25.00 feet, an arc of 36.53 feet, a chord length of 33.36 feet and a chord bearing of North 78°00'41" East; thence along a curve to the left, said curve having a radius of 210.00 feet, an arc of 209.79 feet, a chord length of 201.18 feet and a chord bearing of North 88°45'08" West; thence along a curve to the right said curve having a radius of 320.00 feet, an arc of 173.15 feet, a chord length of 171.05 feet, and a chord bearing of North 73°51'13" East; thence run North 89°21'18" East a distance of 370.63 feet to a point said point being the Point of Beginning, containing 33.07 acres, subject to rights of way and easements for roads, utilities and other purposes.

SECTION 2: Prior to subdivision of land the owner shall submit a "master plan" to the Metropolitan Area Planning Commission for development of the total tract of land. This plan should be prepared by an experienced land or site planner, and must consider land use, streets, utilities, drainage, and other issues that might be expected to impact the property and its surroundings.

SECTION 3: It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 5th day of May, 2003.