



## Legislation Text

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**File #:** ORD-16:070, **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: Residential, R-1  
TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION (as provided):

Part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 14 North, Range 4 East, being more particularly described as follows:

Commence at the Northeast corner of said Northwest Quarter of the Northwest Quarter of Section 31;  
thence South, thirty feet; thence west eight hundred and forty feet; thence S 01°08' W, a distance of 43.1 feet to a point on the south right-of-way line of Highway #63 Bypass, said point being the POINT OF BEGINNING;  
thence continue S 01°08' W, 166.9 feet;  
thence west, 115 feet;  
thence N 01°08' E, 165.9 feet to a point on the south right-of-way line of Highway #63 Bypass;  
thence N 89°44' E, 115 feet to the POINT OF BEGINNING.

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

- 1) 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.
- 2) 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.
- 3) The L.U.O shall permit the following uses: Animal Care, General or Limited, Automated Teller Machine; Bank or Financial Institution, Day Care, Limited or General, Library, Medical Service or Medical Office, Office / general, Retail, Service, Restaurant, General or Parking.

PASSED AND APPROVED, this 18th day of October, 2016