



Legislation Text

File #: ORD-13:057, **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: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the North 278.00 feet of the East 259.0 feet of the North 856.0 feet of the South 1273.4 feet of the Southeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 4 East, Subject to a 30.0 foot wide easement for ingress and egress along the Southerly projected west line of said tract to the Northerly right-of-way of Arkansas Highway 49, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 2 aforesaid: Thence South 01°05'08" West, 42.90 feet to the point of beginning: Thence South 00°37'04" West, 277.79 feet: Thence South 89°19'41" West, 259.02 feet: Thence North 00°37'04" East 277.79 feet: Thence North 89°19'41" East, 259.02 feet to the point of beginning.

Containing in all 71,933 sq. ft. or 1.65 acres +/-.
Subject to easements, restrictions, reservations and rights-of-way record.

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

1. The L.U.O. shall prohibit the following uses:
 - a. Adult Entertainment
 - b. Tobacco Sales
 - c. Convenience stores
2. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
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 ingress/egress with the State Highway Department, City Engineering Dept. and the Planning Dept.

5. The setback, building height, screening, and site design standards are required per "Sec. 117-328. - Residential Compatibility Standards".
6. That the existing home may remain until such time the property is sold.

PASSED AND APPROVED this 5th day of November, 2013.