



Legislation Text

File #: ORD-08:105, **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 L.U.O.) Specialty Retail Toy and Gift Shop, property described as follows: A part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 14 North, Range 4 East, more particularly described as follows: Commence at a point which is 30 feet South and 955 feet West of the Northeast corner of NW1/4 NW1/4, run thence West (N°89 44'W measured) 115 feet, run thence South (SO °01'W measured) 210 feet, run thence East (89 °44 'E measured) 115 feet, run thence North (NO °01'E measured) 210 feet to the point of beginning proper, SUBJECT TO the right-of-way of Parker Road off the North side thereof and all utility easements.

Section 2.

1. Future site redevelopment of the subject property shall be subject to MAPC review and approval with a limited and maximum 50% lot coverage.
2. That prior to any occupancy of the building by the subject applicant or use, proper building code compliance shall be met by the applicant through the final occupancy permit process.
3. That permanent screening (privacy fence or evergreen trees) shall be provided at the rear of the property to screen abutting residential.
4. That any outdoor storage shall be limited to the rear yard and shall be totally screened from view from the street and all abutting residential properties.
5. If and when abutting properties are redeveloped, consolidated curb-cuts access shall be implemented where at all possible.
6. All vehicular parking shall be properly surfaced and meet code requirements for impervious surfacing.
7. No off-premise billboard signage shall be permitted on the property. All other on-premise signage shall satisfy the minimum standards of the effective sign ordinances.
8. That the addition of a drive in the rear yard be limited only as private access in the rear for the employees only.

PASSED AND APPROVED this 6th day of January, 2009.