



## Legislation Text

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**File #:** ORD-08:081, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE, BY A CHANGE OF BOUNDARY IN A ZONING DISTRICT  
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

Section 1: That Title 14, known as the Zoning Ordinance, shall be amended as recommended by the Metropolitan Area Planning Commission by a change of boundary in a Zoning District as follows:

The following described tract, which is zoned R-1 (Single Family Medium Density) shall be rezoned to C-3 LU-O (C-3 with a Limited Use Overlay). The tract to be rezoned is described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southeast corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 10; run thence North 45.5 feet; run thence South 49 degrees 56' West, 131.7 feet; run thence South 24 degrees 28' West, 29.5 feet; run thence North, 219.0 feet; run thence South 59 degrees 50' West, 42.5 feet to the true point of beginning; thence continue South 59 degrees 50' West, 146.5 feet; run thence North 33 degrees 08' West, 231.2 feet to the South Right-of-Way Line of U.S. Highway #49; run thence along a non-tangent curve to the right, with a radius of 2863.3 feet, 170.1 feet; run thence South 27 degrees 15' East, 224.1 feet to the true point of beginning, containing 0.83 acres, more or less, less and except any part thereof that may overlap onto Lot 1-A of Bryson's Re-plat of Bryson's Minor Plat as shown in Plat Cabinet "C" page 177 at Jonesboro, Arkansas, and less and except any part thereof that may overlap onto Lot 1 of RGB Minor Plat as shown in Plat Cabinet "B" page 68 at Jonesboro, Arkansas. Subject to any easements that may affect said lands.

Section 2: That the LU-O District in Section 1 shall limit the use of the tract (property) described in Section 1 as follows:

- (a) A redevelopment plan shall be submitted to the MAPC for approval prior to the site being used for commercial purposes; and
- (b) Adequate screening shall be provided to protect any existing residential abutting said site.

PASSED AND APPROVED this 21<sup>st</sup> day of October, 2008.