



Legislation Text

File #: ORD-08:046, **Version:** 1

AN ORDINANCE TO AMEND TITLE 14 OF THE JONESBORO MUNICIPAL CODE KNOWN AS THE ZONING ORDINANCE PROVIDING FOR A CHANGE IN ZONE DISTRICT BOUNDARIES.
BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. That Title 14 of the Jonesboro Municipal Code known as the Zoning Ordinance of the City of Jonesboro, Arkansas, 00 be amended by the change in zone district boundaries as follows:

From R-3, Multi Family High Density District to C-3 (Limited Use Overlay), General Commercial District, The limited use overlay imposed should be restricted as follows:

1. Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission.. 2. Billboards, high-volume retail uses such as convenience store, car wash, pawn shop, restaurant -fast food, vehicle repair - limited, vehicle repair - general, agriculture farmers' market, and service station shall not be permitted. 3. A landscape/buffer screen shall be implemented to protect any residential to abut any future commercial uses. 4. The developer shall provide a 24' minimum cross easement along the Stadium Blvd. right of way frontage.

LEGAL DESCRIPTION

PART OF LOTS 4 AND 5 OF BLOCK "B" OF FAIRVIEW ACRES SUBDIVISION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK "B" OF FAIRVIEW ACRES SUBDIVISION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°13'04" WEST ALONG THE EAST LINE OF LOT 4 AND 5 OF SAID BLOCK "B", 138.21 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 540.2 FEET AND WHOSE RADIUS POINT BEARS NORTH 04° 23'33" WEST SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE: THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°23'07", A DISTANCE OF 41.35 FEET: THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°43'26" WEST 48.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 29.22 FEET: THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°37'57", A DISTANCE OF 21.74 FEET TO THE END OF SAID CURVE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY # 1 (STADIUM BOULEVARD): THENCE NORTH 01°13'04" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 133.52 FEET TO THE NORTH LINE OF SAID LOT 4: THENCE SOUTH 89°25'10" EAST ALONG SAID NORTH LINE OF SAID LOT 4, 109.96 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 15,374 SQ. FT. OR 0.35 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PASSED AND ADOPTED this 1st day of July, 2008.