



Legislation Text

File #: ORD-11:087, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, ARTICLE III, 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 R-3 MULTI FAMILY HIGH DENSITY DISTRICT TO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 13, 14, 15, 34 AND 35 OF ALLEN SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST AND LOT 16 OF PAYTON SUBDIVISION OF LOTS 16, 17, 30, 31, 32, 33, 34 AND 35 OF ALLEN SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 34 OF ALLEN SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°33'22" WEST, 150.31 FEET; THENCE NORTH 89°54'33" EAST, 300.00 FEET; THENCE SOUTH 00°21'02" WEST, 151.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUN AVENUE; THENCE SOUTH 89°54'33" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 500.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 49, STADIUM BOULEVARD; THENCE NORTH 00°27'11" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 301.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DAYTON AVENUE; THENCE NORTH 89°54'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 200.00 FEET TO THE POINT OF BEGINNING, CONTAIN 2.42 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: Conditions:

1. THE REQUESTED ZONING TO A LIMITED USE INCLUDES SPECIFICALLY PROHIBITED AND CONDITIONAL USES AS FOLLOWS:

PROHIBITED:

ADULT ENTERTAINMENT
OFF-PREMISE ADVERTISEMENT
BILLBOARDS
COMMUNICATION TOWER
FUNERAL HOME

NURSING HOME
WAREHOUSE, RESIDENTIAL (MINI) STORAGE
DAYCARE, LIMITED (FAMILY HOME)
CEMETERY

THE FOLLOWING USES SHALL BE ALLOWED ONLY AS A CONDITIONAL USE APPLICATION APPROVAL BY

MAPC:

CARWASH
SERVICE STATION
FAST FOOD RESTAURANT
PAWN SHOP
GAS STATION
GENERAL DAYCARE
VEHICLE REPAIR-LIMITED
VEHICLE REPAIR-GENERAL

2. THAT ALL FUTURE SITE PLANS SHALL BE APPROVED BY THE PLANNING COMMISSION WITH SAFE ACCESS EASEMENT MANAGEMENT INCLUDED ON INDIVIDUAL SITE PLANS. NO NEW WORK SHALL COMMENCE PRIOR TO FINAL SITE PLAN REVIEW AND APPROVAL BY THE MAPC.

3. A LIGHTING PLAN AND LANDSCAPING PLAN SHALL BE SUBMITTED TO THE MAPC, INCLUDING A 20 FT. LANDSCAPE BUFFER, INCLUDING PRIVACY FENCING WHERE THE SITE ABUTS EXISTING RESIDENTIAL USES; TO BE EVALUATED BY THE MAPC DURING THE TIME REDEVELOPMENT OCCURS.

4. THAT THE PROPOSED DEVELOPMENT SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, SATISFYING ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL.

5. THAT PRIOR TO ANY ISSUANCE OF CERTIFICATE OF OCCUPANCY OF NEW USES, ALL REQUIREMENTS STIPULATED BY ALL CITY, STATE AND LOCAL AGENCIES SHALL BE SATISFIED.

6. THAT THE OWNER SHALL COORDINATE ALL EGRESS/INGRESS, AGREE TO THE STANDARDS WITH THE STATE HIGHWAY DEPT, CITY ENGINEERING DEPT. AND THE PLANNING DEPARTMENT.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 20th day of December, 2011.