



## Legislation Text

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**File #:** ORD-08:050, **Version:** 1

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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.) General Commercial District Limited Use Overlay, property described as follows: Tract 4: That part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North, Range 3 East, described as follows: Beginning at the Southwest corner of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , run thence N88°59'05"E 428.13 feet to the true point of beginning, run thence N88°59'05"E 876.48 feet; run thence N0°00'12"W 533.59 feet, run thence S88°58'48"W 1164.40 feet, run thence S21°06'48"W 121.74 feet, run thence N89°29'13"E 328.36 feet, run thence S1°01'52"E 417.76 feet to the true point of beginning, containing 11.54 acres, more or less, subject to all easements of record.

Tract 5: That part of the Northwest Quarter of the Northeast Quarter AND that part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 14 North, Range 3 East, described as follows: Beginning at the Southwest corner of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , run thence N88°59'05"E 69.69 feet to the true point of beginning, run thence N0°19'58"E 175.72 feet, run thence S89°58'09"W 85.51 feet to the East right-of-way of Highway 49, run thence N28°25'24"E along said right-of-way 66.58 feet, run thence N24°55'24"E 95.42 feet, run thence N89°28'14"E 215.36 feet, run thence N0°21'21"E 100.01 feet, run thence N89°29'13"E 151.59 feet, run thence S1°01'52"E 417.76 feet, run thence S88°59'05"W 362.54 feet to the true point of beginning, containing 3.14 acres, more or less, subject to all utility easements.

Section 2: That the following permitted limited uses shall only be allowed:

Automated Teller Machine  
Bank or Financial Institution  
Convenience store provided it blends in with the appearance of other buildings developed on the parcel  
Government Service  
Hotel or Motel  
Library  
Medical Service/Office  
Museum  
Office, General  
Parks and Recreation  
Post Office  
Recreation/Entertainment, Indoor or Outdoor  
Restaurant, Fast Food  
Restaurant, General

Retail/Service

Service Station provided it blends in with the appearance of other buildings within the proposed development

Utility, Major or Minor

Vehicle Repair, limited and general but only as a part of or associated with another user within the development

No billboards

Building plans to be reviewed by the Metropolitan Area Planning Commission

That a minimal 30 foot landscape buffer be provided to the east of the development, including fence screen

PASSED AND ADOPTED this 1<sup>st</sup> day of July, 2008.