



## Legislation Text

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**File #:** ORD-08:092, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1. TITLE 14 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 RESIDENTIAL R-1 TO COMMERCIAL C-3 L.U.O. THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A part of the Northwest 1/4 of the Northeast 1/4 of section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows; commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said section 10; thence North  $88^{\circ}55'00''$  East 605.30 feet to a 1-1/4" pipe also the point of beginning; thence North  $31^{\circ}08'00''$  West 268.20 feet to 1/2 rebar with a red cap(hamman, AR 1273) said point of beginning on the South right -a-way of state highway #49 (East Johnson Ave.);thence North  $57^{\circ}24'00''$  East along said right-a-way 248.10feet to a 1/2 rebar with a yellow cap (Adamson, AR 1065);thence South  $32^{\circ}04'00''$  East 422. 10 feet to a 1-1/4 pipe on the South line of the Northwest 1/4 of the Northeast 1/4 section 10; thence South  $88^{\circ}55'00''$  West along said South Quarter line 294.50 feet to the point of beginning, containing 1.99 acres, more or less, and being subject to a 10.0 foot utility easement deeded to City Water and Light on the 28th day of April, 1988 and recorded in deed book 359 pages 386-387 on May 6, 1988.

**SECTION 2.**

- 1.The conditions are that adequate buffering be demonstrated on the boundary to the South to protect existing residences to remain;
2. That any commercial use of the existing structure(s) shall meet all city codes and standards for building, parking, and site design, and
3. That the redevelopment plans be submitted in the future for MAPC review and approval.
4. That cross access easements should be required.

PASSED AND ADOPTED this 6<sup>th</sup> day of November, 2008.