



## Legislation Text

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**File #:** ORD-23:033, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM I-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5914 E. JOHNSON AVENUE AS REQUESTED BY HORIZON LAND SURVEYING  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION 1:** CHAPTER 117, 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:** Industrial District, I-1  
**TO:** General Commercial District, C-3, LUO

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

ALL OF LOT 1 OF WHEELER'S MINOR PLAT OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 93 AT JONESBORO, ARKANSAS, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: FROM THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, THENCE RUN NORTH 01°30'24" EAST A DISTANCE OF 90.23 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE WHEELER'S MINOR PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF- WAY OF ARKANSAS HIGHWAY 49; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°55'00" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 01°30'24" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 01°30'24" WEST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.03 ACRES, MORE OR LESS. THE TRACT HEREIN CONVEYED BEING SUBJECT TO AN INGRESS/EGRESS EASEMENT OVER AND ACROSS THE SOUTH THIRTY FEET THEREOF.

**SECTION 2:** THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL AND FLOODPLAIN REGULATIONS REGARDING ANY NEW CONSTRUCTION.
2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE PLANNING DEPARTMENT, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING DEPARTMENT APPROVAL IN THE FUTURE.
4. THE SITE SHALL COMPLY WITH ALL OVERLAY DISTRICT STANDARDS.
5. THE LIMITED USE OVERLAY SHALL PROHIBIT ADULT ENTERTAINMENT

PASSED AND APPROVED THIS 2ND DAY OF OCTOBER 2023.