



Legislation Text

File #: ORD-13:072, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
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: Residential, R-1 TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND A PART OF LOTS 1, 2, 3 AND 4 IN BLOCK "A" OF F.W. CALDWELL'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10 AFORESAID: THENCE SOUTH 00° 23'14" WEST, 985.93 FEET (RECORD 986.92 FEET): THENCE SOUTH 89°17'35" EAST, 129.46 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 351, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE SOUTH 89°49'55" EAST, 602.79 FEET, DEPARTING SAID EAST RIGHT OF WAY: THENCE SOUTH 01°04'38" EAST 321.29 FEET (RECORD 314.02 FEET), TO A POINT LYING ON THE NORTH LINE OF LOT 1 OF VUNCANNON'S REPLAT: THENCE NORTH 88°40'43" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 499.60 FEET (RECORD 499.35 FEET), TO A POINT LYING ON THE EAST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 351: THENCE NORTH 19°20'44" WEST, ALONG SAID RIGHT OF WAY. 330.11 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 173,967 SQ. FT. OR 3.99 ACRES +/- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- 1) The L.U.O. shall prohibit the following uses:
 - A) Adult Entertainment/Adult Retail Shops
 - B) Tobacco/Alcohol Retail Stores.
 - C) Automobile Repairs Shops unless it is an Automobile Dealership

- 2) Dedication of the required 50 ft of right-of-way from the centerline of Old Greensboro Road.
- 3) The proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
- 4) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC, prior to any development of the property.
- 5) Coordination is required of all egress/ingress with the Arkansas State Highway Department, M.P.O., the City of Jonesboro Engineering Department and the Planning Department.
- 6) The setback, building height, screening and site design standards are required per “Sec. 117-328. Residential Compatibility Standards.”

PASSED AND APPROVED this 7th day of January, 2014.