



## Legislation Text

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**File #:** ORD-13:071, **Version:** 1

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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:

Part of Lot 1, and Lot 2 thru 4 Block "C" and Part of Lot 7 and Lots 8 thru 11, Block "B" all in F.W. Caldwell's Subdivision of Part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Jonesboro, Arkansas. Subject to a 30 foot easement along the South 30 feet of the North 55 feet of Lots 1, 2, and 3 and the East 30 feet of the North 55 feet of Lot 3 of Ingress Egress and any other easements that may affect said lands.

SECTION 2: The rezoning of this property shall adhere to the following stipulations:

1. The L.U.O. shall allow the following permitted uses:
  - a. Automated Teller Machine
  - b. Bank & Financial Institution
  - c. Convenience Store
  - d. Government Service
  - e. Hotel or Motel
  - f. Library
  - g. Medical Services/Office
  - h. Museum
  - i. Office (General)
  - j. Parks & Recreation
  - k. Post Office
  - l. Recreation/Entertainment (Indoor or Outdoor)
  - m. Restaurant (Fast Food or General)
  - n. Retail/Service
  - o. Service Station
  - p. Utility (Major/Minor)
  - q. Vehicular Repair

- r. No billboards
- s. No Adult Entertainment (Staff Suggested)

2. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the Stormwater Drainage Design Manual.

3. 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.

4. Coordination is required of all ingress/egress with the State Highway Department, City Engineering Dept., and the Planning Dept.

5. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.

6. That the future use of the property be limited to the list of uses above (Limited Use Overlay) as approved by the MAPC.

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