



## Legislation Text

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**File #:** ORD-10:083, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES LOCATED AT 2212 STADIUM BOULEVARD; AND 3004, 3008 AND 3010 PARKWOOD ROAD.

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, Arkansas, be amended by the changes in zoning classification as follows:

From Residential (R-1) to Commercial (C-3, Limited Use Overlay), the following described property:

Lots 1, 2, and 3 in Block "A" of Fairview Acres, Jonesboro, Arkansas as shown by Plat in Book 123 @ Page 126 in the Office Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and Lot 1 in Block "A" of Swan Subdivision of the West Part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Arkansas, as shown by Plat in Book 123 at Page 107 in the Office of Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

The limited uses imposed are as follows: 1. Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission. 2. Billboards, high-volume retail uses such as convenience store, car wash, pawn shop, restaurant - fast food, vehicle repair - limited, vehicle repair - general, agriculture farmers' market, and service station shall not be permitted.

Section 2: Amend ORD-07:3143 to allow for a café/bakery which shall be defined as a restaurant serving as a coffeehouse and bakery restaurant where products such as bread, cake, and pastries are baked or sold as well as other specialty sandwiches, soups, salads and entrée's, having a drive -thru window.

Section 3. It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 16<sup>th</sup> day of November, 2010.