



## Legislation Text

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**File #:** ORD-02:575, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14 OF THE JONESBORO CODE OF ORDINANCES, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS

WHEREAS, the following described lands are currently zoned "R-2" Multi-Family Low Density:

Lot 1 of Huntington Avenue Methodist Church Minor Plat, and a part of Lot 2, Block N of Nisbett's Addition to the City of Jonesboro, Arkansas, being more particularly described as follows: Commence at the Northwest Corner of said lot 2, Block N, the point of beginning proper; thence East 51 feet 8 ¼ inches; thence South 180 feet; thence West 51 feet 8 ¼ inches; thence North 180 feet to the point of beginning proper.

WHEREAS, the above described lands are now owned by the City of Jonesboro; and

WHEREAS, the Jonesboro Metropolitan Area Planning Commission has recommended that said lands be rezoned to "R-2A LU-O" Multi-Family Medium Density District with an accompanying limited use overlay district; and

WHEREAS, it appears to the City Council that all applicable laws of the State of Arkansas and the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION 1: The Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code should be, and it hereby is, amended so that the lands hereinabove described are zoned "R-2A LU-O" Multi-Family Medium Density District as restricted by the limited use overlay district hereinafter set forth.

SECTION 2: The limited use overlay district adopted with respect to the above described lands shall accommodate the following uses:

- (A) Governmental services, including public assembly
- (B) Day Care, General, specifically adult day care
- (C) Senior citizen center

SECTION 3: It is further stipulated that:

- (A) A site development plan be prepared and submitted to the City Planner showing the location and screening of dumpsters and landscaping buffer and screen and/or fence along the west property line. Curbing of the parking lot long the west property line must also be shown
- (B) The site plan be implemented, completing all required screening; and,
- (C) Complete all required building improvements and modifications, successfully pass city inspections, and receive a certificate of occupancy.

SECTION 4: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED this 19<sup>th</sup> day of August, 2002.