



## Legislation Text

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**File #:** ORD-02:554, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14, OF THE JONESBORO MUNICIPAL CODE KNOWN AS THE ZONING ORDINANCE PROVIDING FOR A CHANGE IN ZONE DISTRICT BOUNDARIES  
BE IT ORDAINED by the City Council of Jonesboro, Arkansas:

SECTION 1: That Title 14 of the Jonesboro Municipal Code known as the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended by the change in zone district boundaries as follows:

From R-2, Multi-Family Low Density Residential District to C-3, General Commercial District that land described as follows:

### LEGAL DESCRIPTION:

Part of Lot 2 of Thorn's Addition to Jonesboro, Craighead County, Arkansas, being more particularly described as follows:

Begin at the Southeast Corner of Lot 2 aforesaid: thence South 89°12'46" West along the South Line of Lot 2 aforesaid, 150.00 feet: thence North 180.10 feet to the South Right-of-Way Line of Arkansas State Highway #18 (East Highland Avenue): thence North 89°44'42" East, along said South Right-of-Way Line, 149.99 feet to the East Line of lot 2 aforesaid; thence South, along said East Line, 178.71 feet to the point of beginning proper.

Containing in 26, 908 square feet, 0.62 acres.

Subject to easements, restrictions, reservations and rights-of-way of record.

Prior to specifying land uses to be permitted in this zone district, a site, development plan, meeting the general standards of chapter 14.36 of the Zoning Ordinance shall be submitted to the City Planner for his review. This required Site Development Plan shall illustrate the proposed layout for the subject 6.532-acre site and its relationship to existing and proposed streets, land uses, buildings, driveway locations drainage utilities, and other features on adjoining and nearby properties.

SECTION 2: 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 APPROVED the 16th day of December, 2002