



## Legislation Text

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**File #:** ORD-17:016, **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: Neighborhood Commercial: CR-1, L.U.O.  
To: Commercial: C-3, L.U.O

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots 9 and 20, Block "B" of Stallings 5th Addition, and Lot 19 of Brown's Replat of Lots 17, 18, and 19, Block "B" of Stallings 5th Addition, Jonesboro, AR, and the South 80.11 feet Lot 10, Block "B" of Stallings 5th Addition, Jonesboro, AR.

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

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. 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.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The Limited Use Overlay (L.U.O.) is defined as follows:

PERMITTED USES:

Animal Care, General  
Animal Care, Limited  
Automated Teller Machine  
Bank or Financial Institution  
Bed and Breakfast  
Church  
Day Care, Limited (Family Home)  
Dare Care, General

Funeral Home  
Government Service  
Hotel or Motel  
Medical Service/Office  
Agricultural, Farmers Market  
Nursing Home  
Office, General  
Parking Lot, Commercial  
Parks and Recreation  
Recreational Vehicle Park  
Restaurant, Fast Food  
Restaurant, General  
Retail/Service  
Safety Service  
Sign, Office Premises  
Utility, Minor  
Vehicle and Equipment Sales  
Vehicle Repair, Limited

**PROHIBITED USES:**

Auditorium or Stadium  
Cemetery  
College or University  
Communication Tower  
Warehouse, residential (mini) storage  
Convenience Store  
Entertainment, Adult  
Golf Course  
Hospital  
Library  
Museum  
Pawn Shop  
Post Office  
Recreation/Entertainment, Indoor  
Recreation/Entertainment, Outdoor  
School, Elementary, Middle, High  
Service Station  
Vocational School  
Carwash  
Vehicle Repair, General

**PERMITTED USES REQUIRING MAPC APPROVAL OF A CONDITIONAL USE PERMIT:**

Agricultural, Animal  
Utility, Major  
Freight Terminal  
Research Services

**PASSED AND APPROVED** this 2nd day of May, 2017.