



Legislation Text

File #: ORD-08:023, **Version:** 1

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: TITLE 14, 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 (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 50.01 FEET, TO THE WEST RIGHT-OF-WAY LINE OF BROWNS LANE, SAID POINT ALSO BEING THE POINT OF BEGINNING PROPER; THENCE SOUTH 01°00'18" WEST, ALONG SAID RIGHT-OF-WAY, 658.39 FEET; THENCE SOUTH 89°52'57" WEST, 1247.73 FEET; THENCE NORTH 00°53'10" EAST, 658.76 FEET; THENCE NORTH 89°54'02" EAST, 1249.09 FEET, TO THE POINT OF BEGINNING PROPER; CONTAINING 18.87 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-3 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

1. ADEQUATE BUFFERING/SCREENING (MINIMUM 20') SHOULD BE PROVIDED FOR ALL SURROUNDING RESIDENTIAL USES.
2. IF AND WHEN POSSIBLE, CONSOLIDATED CURB CUTS SHOULD BE ADHERED TO FROM GROSS ACCESS TO OTHER FUTURE DEVELOPED NEIGHBORING TRACTS OF LAND.
3. THE LIMITED USES SHALL ONLY INCLUDE THE FOLLOWING:
 - AUTOMATED TELLER MACHINE
 - BANK OR FINANCIAL INSTITUTION
 - MEDICAL SERVICE / OFFICE

- OFFICE / GENERAL
 - UTILITY / MINOR
 - RESTAURANT / FAST FOOD
 - RESTAURANT / GENERAL
 - RETAIL / SERVICE
4. NO BILLBOARDS ALLOWED ON SUBJECT PROPEERTY.
5. SITE PLAN TO BE REVIEWED AND APPROVED BY M.A.P.C. PRIOR TO PERMIT RELEASES FOR FUTURE DEVELOPMENT.

SECTION III: 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 1st day of April, 2008.