



## Legislation Text

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**File #:** ORD-10:058, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES

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 be amended by the change in zoning district boundaries as follows:

From Residential (R-1) to Commercial (C-3 L.U.O.) General Commercial District Limited Use Overlay, property described as follows:

LOTS 7, 8 AND 9 IN BLOCK "B" AND THE NORTH 55 FEET OF LOTS 1 AND 2 IN BLOCK "C" IN F.W. CALDWELL SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND BEING SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OF THE SOUTH 30' FEET OF THE NORTH 55 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF F.W. CALDWELL SUBDIVISION, JONESBORO, ARKANSAS, CONTAINING 1.42 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SAID LANDS.

Section 2. That the following permitted limited uses shall only be allowed:

Automated Teller Machine

Bank or Financial Institution

Convenience store provided it blends in with the appearance of other buildings developed on the parcel

Government Services

Hotel or Motel

Library

Medical Service/Office

Museum

Office, General

Parks and Recreation

Post Office

Recreation/Entertainment, Indoor or Outdoor

Restaurant, Fast Food

Restaurant, General

Retail/Service

Service Station provided it blends in with the appearance of other buildings within the proposed development

Utility, Major or Minor

Vehicle Repair, limited and general but only as a part of or associated with another user within the development

No Billboards

Building plans to be reviewed by the Metropolitan Area Planning Commission

That commercial access be prohibited on the adjacent private drive

That all lots be consolidated

That all structures be demolished prior to redevelopment

No billboards or Adult Entertainment Uses shall be permitted

Cross access easements shall be required between future uses

PASSED AND APPROVED this 6<sup>th</sup> day of July, 2010.