



Legislation Text

File #: ORD-13:045, **Version:** 1

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: Residential, R-1
TO: Commercial, C-3, L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Southeast Quarter of Section 2, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

From the Southeast corner of said Section 2, run S88°28'00"W a distance of 259.00 ft. to a point;
thence N00°04'00"W a distance of 83.70 ft. to a point, said point being the POINT OF BEGINNING;
thence S88°28'00"W along the North right of way line of Ark. State Hwy 49 (Johnson Ave.) a distance of 171.48 ft. to a point;
thence leaving said right of way line, run N00°04'00"W a distance of 249.30 ft. to a point;
thence S88°28'00"W a distance of 234.67 ft. to a point;
thence N00°04'00"W a distance of 943.89 ft. to a point;
thence N88°45'58"E a distance of 406.10 ft. to a point;
thence S00°04'00"E along the West right of way line of Greenway Lane a distance of 1191.07 ft. to a point, said point being the POINT OF BEGINNING, containing 9.77 acres, more or less.

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.
- 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) Coordination required of all egress/ingress with the State Highway Department, City Engineering Department, the Planning Department.
- 4) The setback, building height, screening, and site design standards required in "Sec. 117-328. - Residential Compatibility Standards" shall apply with the exception of an increased setback requirement of 20 ft. for surface-level parking and driveways. All adjacent property will serve as a "triggering property" without any exemptions.

5) Prohibited uses:

- A) Animal care, general
- B) Animal care, limited
- C) Cemetery
- D) Construction sales and service
- E) Day care, limited (family home)
- F) Day care, general
- G) Funeral home
- H) Nursing home
- I) Pawn shop
- J) Golf course
- K) Recreational vehicle park

PASSED AND APPROVED this 3rd day of September, 2013.