



## Legislation Text

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**File #:** ORD-13:024, **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 I: 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 R-1 Single Family Residential to C-4 Neighborhood Commercial District on the following described property:

Lot 5B of Nelson's Replat being more particularly described as follows:

Lot 5B of Lot 5A and 5B of Nelson's Replat of Scurlock's Replat of a part of Block "B" of Marlo Acres First Addition, Jonesboro, Arkansas, as shown by the plat in Plat Cabinet "C" Page 206 at Jonesboro, Arkansas, subject to Bill Assurance in Deed Record 148 Page 89, amended Bill of Assurance and Agreement, as shown in Miscellaneous Record 8 Page 535, amendments and extensions of Bill of Assurance in Deed Record 569 Page 156 and Deed Record 569 Page 362, and to easements as shown on said Plat for a total of 0.41 acres.

Section II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan shall be submitted, reviewed and approved by the MAPC prior to any redevelopment.
3. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

Section III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section IV: 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 2nd day of July, 2013.