



Legislation Text

File #: ORD-16:010, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, ARTICLE III, 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-1 DENSITY TO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 1 AND A PART OF LOT 2 OF ROOK'S 1ST ADDITION TO THE CITY OF JONESBORO, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE NORTH 89°48'19"EAST 79.22 FEET ; THENCE NORTH 00°36'25"EAST 29.52 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #1 (STADIUM BOULEVARD) NORTH 00°36'25"EAST 221.97 FEET TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 00°45'02" EAST 113.32 FEET; THENCE NORTH 05°07'10" EAST 86.06 FEET; THENCE NORTH 04°24'57"EAST 28.00 FEET; THENCE NORTH 62°25'24" EAST 34.85 FEET; THENCE SOUTH 00°26'38" WEST 43.75 FEET; THENCE NORTH 89°30'14" EAST 227.84 FEET; THENCE NORTH 00°53'49" EAST 174.66 FEET; THENCE NORTH 33°09'03" EAST 142.35 FEET; THENCE NORTH 89°46'56" EAST 102.54 FEET; THENCE SOUTH 01°13'49" EAST 293.14 FEET; THENCE SOUTH 01°13'49" EAST 200.00 FEET; THENCE SOUTH 89°44'14" WEST 454.44 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3.21 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: CONDITIONS:

1. THAT THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, 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 FOR PARKING, SIGNAGE, ACCESS, LANDSCAPING, FENCING, BUFFERING ETC. SHALL BE SUBMITTED SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. THE REZONING APPROVAL LIMITS THIS USE TO THE C-3 GENERAL COMMERCIAL USES EXCEPT FOR THE FOLLOWING: ADULT ENTERTAINMENT, OFF-PREMISES ADVERTISEMENT, COMMUNICATION TOWER, FUNERAL HOME, WAREHOUSE, RESIDENTIAL (MINI STORAGE),

DAYCARE, LIMITED (FAMILY CARE), AND CEMETERY; AND ANY SUBSTANTIAL CHANGE OF USES SHALL BE SUBJECT TO PLANNING COMMISSION APPROVAL IN THE FUTURE.

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 16th day of February, 2016.