



## Legislation Text

---

**File #:** ORD-09:082, **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-2 Residential To C-4 Commercial, LUO, THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A part of Lot 6 of Melton Manor Addition to the City of Jonesboro, Arkansas as shown by plat in Plat Book 158 at Page 5 in the Office of the Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and being more particularly described as follows: Commence at the North lot corner of said Lot 6 (common Lot corners Lots 2, 3 & 6) thence S 45°06'18" East 221.75 feet (record 221.6'); thence S 45°08'31" W 10.94 feet (3.334m) to the point of beginning; thence S 45°14'08" E 30.93 feet; thence S 45°08'31" W 34.06 feet (10.382m) thence N 45°14'08" W 30.93 feet; thence N 45°08'31" E 34.08 feet to the point of beginning, containing 1053.68 sq. feet, more or less.

SECTION II: The requested rezoning Classification is shown as C-4, Limited Use Overlay (LUO). The LUO is further restricted as follows:

1. That the facility shall be managed and operated during hours limited to 8:00 a.m. to 7:00 p.m. (extended until 8:00 p.m. during daylight savings time). The facility shall be locked from public use beyond said hours.
2. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
3. That a final landscaping plan shall be submitted for approval by the MAPC showing landscaping and fencing.
4. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
5. The far Northeastern drive shall be utilized solely for emergency purposes only.
6. That a final lighting plan be submitted showing maximum levels at the property lines at 0 ft. candles.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 ADOPTED the 3<sup>rd</sup> day of November, 2009.