



## Legislation Text

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**File #:** ORD-14:033, **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 THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: 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 CLASSIFICATIONS AS FOLLOWS:

From Industrial District, I-1, To Commercial District, C-3 L.U.O., THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 1 OF A REPLAT OF LATOURETTES FIRST ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN PLAT CABINET "C" AT PAGE 246 IN THE OFFICE CIRCUIT CLERK AND EX-OFFICIO RECORDERS OFFICE, CRAIGHEAD COUNTY, ARKANSAS.

AND LOT 3 IN BLOCK 1 OF MEYERS ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN BOOK 48 AT PAGE 116 IN THE OFFICE OF CIRCUIT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS.

AND ALL OF LOT 3 AND THE EAST HALF OF LOT 4 OF NORTHWESTERN ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY BOOK 20 AT PAGE 390 IN THE OFFICE OF CIRCUIT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed development shall continue to satisfy all requirements of the City Engineer and all requirements of the current Storm Water Drainage Design Manual.
- 2) A final Site Plan subject to all ordinance requirements shall be required to be submitted, reviewed and approved by the MAPC, prior to any redevelopment of the property.
- 3) The final Site Plan should include a final landscape and lighting plan to address any buffering considerations regarding the residential to remain.
- 4) The setback, building height, screening, and site design standards are required per "Sec. 117-328 - Residential Compatibility Standards".

PASSED AND APPROVED this 3rd day of June, 2014.