



## Legislation Text

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**File #:** ORD-17:018, **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 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:

Part of the Northeast Quarter of Section 2, Township 13, North, Range 3 East, more particularly described as follows: From the intersection of the Easterly right of way line of Arkansas State Highway No. 39 with the North line of Section 2, Township 13 North, Range 3 East, thence S89°42'57"E a distance of 266.0 ft. to a point; thence S00°57'03"W a distance of 319.00 ft. to a point; thence S00°09'57"E a distance of 182.00 ft. to a point; thence S00°01'57"E a distance of 461.00 ft. to the point of beginning proper; thence S00°01'57"E a distance of 593.44 ft. to a point; thence N72°14'23"W a distance of 764.59 ft. to a point on the Easterly right of way line of Arkansas State Highway No. 49; thence N19°53'33"E along said right of way line a distance of 565.26 ft. to a point; thence leaving said right of way line, run S72°15'33"E a distance of 562.22 ft. to the point of beginning, containing 8.60 acres.

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 and Flood Plain Regulations regarding any new construction.
- 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) Any change of use shall be subject to Planning Commission approval in the future.
- 4) A final site plan illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
- 5) The Limited Use Overlay (L.U.O.) is defined as follows:

The land shall have a vegetative buffer of a width of twenty-five feet along the north, east, and south lines of the property.

The L.U.O. is further defined by the following permitted uses:

- 1) Bank or Financial Institution
- 2) Bed and Breakfast
- 3) Church
- 4) College or University
- 5) Funeral Home
- 6) Government Service
- 7) Library
- 8) Medical Service / Office
- 9) Museum
- 10) Office, General
- 11) Parking Lot, Commercial
- 12) Parks and Recreation
- 13) Retail / Service
- 14) Safety Services
- 15) Sign, Off-Premises
- 16) Utility, Minor
- 17) Vocational School
- 18) Agricultural, Farmers Market

PASSED AND APPROVED this 2nd day of May, 2017.