



Legislation Text

File #: ORD-13:055, **Version:** 1

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:

A part of the West 125 feet of the East 229.35 feet of the South 417.4 feet of the Southeast quarter of the Southeast quarter of Section 2, Township 14 North, Range 4 East, subject to the right of way of Arkansas State Highway 49 off the South side thereof, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 2 as aforesaid: Thence South 00°37'22" West, along the East line of Section 2, 899.72 feet: Thence South 89°27'22" West, 105.00 feet: Thence North 00°37'04" East, 21.75 feet to the POINT OF BEGINNING: Thence North 87°07'39" West 125.04 feet: Thence South 00°37'04" West, 363.87 feet, to the Northerly right of way of Arkansas State Highway 49: Thence North 89°09'04" East, along said right of way, 125.00 feet: Thence North 68°49'18" West, 53.09 feet: Thence South 62°40'20" West, 55.88 feet: Thence North 00°37'04" East, 355.72 feet to the POINT OF BEGINNING.

Containing in all 44,967 Sq. Ft. or 1.03 Acres +/-, subject to easements, restrictions, reservations and rights-of-way of record.

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.
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. Coordination is required of all egress/ingress with the State Highway Dept., City Engineering Dept. and the Planning Dept.
4. The setback, building height, screening, and site design standards are required per "Sec. 117-328. -

Residential Compatibility Standards”.

5. Prohibited uses shall include: Adult Entertainment and Off-Premises Advertisement.

PASSED AND APPROVED this 3rd day of October, 2013.