



Legislation Details (With Text)

File #: ORD-20:045 **Version:** 1 **Name:** REZONING REQUEST FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-4 NEIGHORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE AS REQUESTED BY THOMAS W. HAYNES ON BEHALF OF PILGRIM LUTHERAN CHURCH.

Type: Ordinance **Status:** Passed

File created: 10/14/2020 **In control:** City Council

On agenda: **Final action:** 11/17/2020

Title: 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 FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE, JONESBORO, AR (the "PROPERTY"), AS REQUESTED BY THOMAS W. HAYNES ON BEHALF OF PILGRIM LUTHERAN CHURCH.

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: 1. Rezoning Plat, 2. Application, 3. Staff Summary - Council, 4. Minutes from Community Meeting, 5. Email in Support of Rezoning, 6. Answers to Rezoning Questions, 7. Property Owner Notifications, 8. Sentor and Co Addition, 9. Warranty Deed for Existing Property, 10. USPS Receipts

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|------------------------|--------|
| 11/17/2020 | 1 | City Council | Passed | Pass |
| 11/5/2020 | 1 | City Council | Held at second reading | |
| 10/20/2020 | 1 | City Council | Held at one reading | |

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 FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE, JONESBORO, AR (the "PROPERTY"), AS REQUESTED BY THOMAS W. HAYNES ON BEHALF OF PILGRIM LUTHERAN CHURCH.

WHEREAS, Pilgrim Lutheran Church is the owner of the Property; and,

WHEREAS, the current zoning classification for the Property is R-1 Single Family Residential; and,

WHEREAS, the owner of the Property has requested that the Property be rezoned to C-4 Neighborhood Commercial District Limited Use Overlay; and,

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied within in presenting this ordinance to the City Council.

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1: Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, is hereby amended as recommended by the Metropolitan Area Planning Commission (MAPC) by the changes in zoning classification as follows:

From: R-1 Single Family Residential District

To: C-4 Neighborhood Commercial District Limited Use Overlay

For the following described property:

A part of Lot 15 of Senter & Company's Addition to Jonesboro, Arkansas, more particularly described as follows:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 19, Township 14 North, Range 4 East, run N00°41'20"E a distance of 40.00 ft. to a point; thence S89°41'37"E a distance of 30.00 ft. to a point; thence N00°41'20"E a distance of 15.00 ft. to the POINT OF BEGINNING; thence N00°41'20"E a distance of 257.00 ft. to a point; thence S89°28'03"E a distance of 124.64 ft. to a point; thence N89°37'53"E a distance of 208.51 ft. to a point; thence S00°12'49"E a distance of 269.40 ft. to a point; thence N89°41'37"W a distance of 211.78 ft. to a point; thence N84°56'35"W a distance of 125.94 ft. to the POINT OF BEGINNING, containing 2.05 acres and being subject to any easements of record.

SECTION 2: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3: The rezoning of this property shall adhere to the following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. The Limited Use Overlay will permit only the following:
 - a. Animal Care Limited, Automated Teller Machine, Bank or Financial Institution, Church, Government Service, Medical Service: Office, Museum, Office: General, Post Office, Restaurant: fast food, Restaurant: General, School, Elementary, Middle and High.

PASSED AND APPROVED THIS 17TH DAY OF NOVEMBER, 2020.