



## Legislation Details (With Text)

**File #:** ORD-21:020    **Version:** 1    **Name:** REZONING FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 7201 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY JOSHUA NEELY ON BEHALF OF JEREMY BALTZ

**Type:** Ordinance    **Status:** Passed

**File created:** 5/12/2021    **In control:** City Council

**On agenda:**    **Final action:** 6/15/2021

**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 MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 7201 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY JOSHUA NEELY ON BEHALF OF JEREMY BALTZ

**Sponsors:**

**Indexes:** Rezoning

**Code sections:** Chapter 117 - Zoning

**Attachments:** 1. City Council Staff Summary, 2. Rezoning Plat, 3. Application, 4. Deed, 5. Pictures of Area, 6. USPS Receipts

Date	Ver.	Action By	Action	Result
6/15/2021	1	City Council	Passed	Pass
6/1/2021	1	City Council	Held at second reading	
5/18/2021	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 MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 7201 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY JOSHUA NEELY ON BEHALF OF JEREMY BALTZ

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR ZONING BOUNDARIES

**SECTION I:** 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: R-1 SINGLE-FAMILY MEDIUM DENSITY DISTRICT  
TO: C-3 LUO, GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 87°57'47" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, 1318.41 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 00°59'40" WEST, ALONG SAID EAST LINE, 76.43 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 87°57'47" WEST, LEAVING SAID EAST LINE, 660.00 FEET; THENCE NORTH 00°59'52" WEST, 1159.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18 (HIGHLAND DRIVE); THENCE NORTH 88°24'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 660.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 00°59'40" EAST, ALONG SAID EAST LINE, 1154.76 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 17.53 ACRES (763,735 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

1. That the proposed site shall satisfy all requirements of the City Engineer, 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 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. This Property lies in the Overlay District and will have to comply with all the rules and regulations for that District.
6. The Limited Use Overlay (LUO) C-3 Zoning request only allows the following uses:
  - a. Bank or Financial Institution
  - b. Office, General
  - c. Retail / Service
  - d. Vehicle and Equipment Sales

**SECTION III: 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 APPROVED THIS 15TH DAY OF JUNE, 2021.