



## Legislation Details (With Text)

**File #:** ORD-20:009    **Version:** 1    **Name:** REZONING FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2914 MCCLELLAN DRIVE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF CENTERLINE, LLC.

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

**File created:** 2/12/2020    **In control:** City Council

**On agenda:**    **Final action:** 4/7/2020

**Title:** AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2914 MCCLELLAN DRIVE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF CENTERLINE, LLC.

**Sponsors:** Metropolitan Area Planning Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial View of Layout, 2. Application, 3. Conceptual Layout, 4. Conceptual Overview, 5. rezoning plat, 6. School Email, 7. School returned Signed Form, 8. USPS Receipts, 9. Staff Summary - City Council

Date	Ver.	Action By	Action	Result
4/7/2020	1	City Council	Passed	Pass
3/3/2020	1	City Council	Held at second reading	
2/18/2020	1	City Council	Held at one reading	

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO PD-M PLANNED DEVELOPMENT DISTRICT, LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2914 MCCLELLAN DRIVE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF CENTERLINE, LLC.

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:** Commercial C-3  
**TO:** Planned Development - Mixed Use; Limited Use Overlay (PD-M; LUO)

THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A part of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead Co., Arkansas being more particularly described as follows:  
From the Southwest corner of the Southeast Quarter, said section 29, run N89°27'02"E a distance of 363.27 ft. to a point; thence N00°39'51"E a distance of 883.61 ft. to the POINT OF BEGINNING;  
thence continue N00°39'51"E a distance of 500.13 ft. to a point;  
thence N89°21'21"E a distance of 410.02 ft. to a point;  
thence N00°39'51"E a distance of 60.01 ft. to a point;  
thence N89°21'21"E a distance of 370.18 ft. to a point;  
thence N00°39'51"E a distance of 300.08 ft. to a point;  
thence N89°21'21"E a distance of 519.80 ft. to a point  
thence S00°39'51"W a distance of 682.89 ft. to a point;  
thence S89°44'47"W a distance of 899.13 ft. to a point;  
thence S00°15'12"E a distance of 183.42 ft. to a point;  
thence S89°21'21"W a distance of 403.69 ft. to the POINT OF BEGINNING,  
containing 16.01 acres and being subject to all easements of record.

**SECTION 2: 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 submitted to the Planning Department prior to any redevelopment of this property.
- 5) This request is for a Limited Use Overlay. The proposed limitations are:
  - A) Prohibited Uses:  
Animal Care, Bed and Breakfast, Cemetery, Construction Sales and Service, Adult Entertainment, Funeral Home, Golf Course, Motel, Commercial Parking Lot, Pawn Shop, Recreation/Entertainment Outdoor, RV Park, School, Service Station, Billboard, Vehicle and Equipment Sales, Vehicle Repair.
  - B) Privacy fencing (six foot height) to be placed where abutting existing residential lots or structures.
  - C) Parking areas for residential portions of the development are to be fenced and gated for security.
  - D) Building setbacks are to be in accordance with C-1 Zoning.
  - E) Parking requirements for both the commercial and residential portions of this development are to be established by the design professionals representing the client.

PASSED AND APPROVED THIS 7TH DAY OF APRIL, 2020.