



## Legislation Details (With Text)

<b>File #:</b>	ORD-20:011	<b>Version:</b>	1	<b>Name:</b>	REZONING FROM C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 400 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY DITTA ENTERPRISES.
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	2/13/2020	<b>In control:</b>	City Council		
<b>On agenda:</b>		<b>Final action:</b>	4/7/2020		
<b>Title:</b>	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 C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 400 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY DITTA ENTERPRISES.				
<b>Sponsors:</b>	Metropolitan Area Planning Commission				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Application, 2. Certified Mail Receipts for MAPC Meeting, 3. H20-003 REZONING PLAT, 4. Hardware Store Layout, 5. Legislation Details of the C-4 LUO, 6. Letters in Support of Rezoning, 7. LUO, 8. Neighborhood Meeting Minutes, 9. Returned Property Owner Signatures, 10. Rezoning Plat, 11. Schools Signed Notification, 12. Site Plan, 13. Study of Impact of Commercial Development on Surrounding Residential Property Values, 14. Staff Summary - Council, 15. Ditta letter, 16. Ditta Rezoning Comments				

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 TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 NEIGHBORHOOD COMMERCIAL DISTRICT LIMITED USE OVERLAY TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 400 E. HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY DITTA ENTERPRISES.

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.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

### SECTION 1:

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning

classification as follows:

FROM: C-4 Neighborhood Commercial District LUO

TO: C-3 General Commercial District Limited Use Overlay

For the following described property:

**LEGAL DESCRIPTION:**

PART OF LOT 14 OF SENTER AND COMPANY'S ADDITION TO THE CITY OF JONESBORO, AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS ALSO BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF RAINS STREET AND THE NORTH RIGHT OF WAY LINE OF HIGHLAND DRIVE (ARKANSAS HIGHWAY NO. 18); THENCE RUN N89°39'51"W A DISTANCE OF 319.25 FT. TO THE POINT OF BEGINNING, THENCE CONTINUE N89°39'51"W ALONG SAID RIGHT OF WAY A DISTANCE OF 280.01 FT. TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF WOFFORD STREET; THENCE LEAVING SAID HIGHLAND DRIVE RIGHT OF WAY, RUN N00°56'06"E ALONG THE EAST RIGHT OF WAY OF WOFFORD STREET A DISTANCE OF 377.29 FT. TO A POINT; THENCE LEAVING SAID RIGHT OF WAY RUN S89°14'17"E A DISTANCE OF 280.00 FT. TO A POINT; THENCE RUN S00°56'06"W A DISTANCE OF 375.21 FT. TO THE POINT OF BEGINNING, CONTAINING 2.42 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 plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood 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 Commission 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 Property has to have a fence separating the Residential from the Commercial Zoning.
6. The Limited Use Overlay will not permit: Auditorium or Stadium; Automated Teller Machine; Bed and Breakfast; Carwash, Cemetery; Communication Tower; Convenience Store; Day Care; Adult Entertainment; Funeral Home; Golf Course; Hospital; Hotel or Motel; Medical Marijuana Dispensary; Nursing Home; Pawn Shops; Recreational Vehicle Park; Restaurant (Fast Food and General); Service Station; Sign, off premises; Warehouse, and Residential.

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