



Legislation Text

File #: ORD-18:068, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R3 TO RESIDENTIAL INTERMEDIATE-URBAN, RI-U FOR PROPERTY LOCATED AT 207 CEDAR AS REQUESTED BY TRAVIS FISCHER WITH TRALAN ENGINEERING ON BEHALF OF JORGE DELAGARZA, DELANEX, INC.

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-3**
TO: **Residential Intermediate-Urban, RI-U**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot 2 of Delanex Replat of Lots 1, 2, & 3 of R. L. Haye's 2nd Addition Jonesboro, AR

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 COMMISSION APPROVAL IN THE FUTURE.
4. A FINAL SITE PLAN ILLUSTRATING COMPLIANCE WITH SITE REQUIREMENTS FOR THE RU-1 RESIDENTIAL DISTRICT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO ANY REDEVELOPMENT.

PASSED AND APPROVED this 20th day of November, 2018.