



Legislation Text

File #: ORD-19:058, **Version:** 1

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-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 1402 HIGHLAND DRIVE, JONESBORO, AR AS REQUESTED BY ARMOR BANK

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: R-1 Single-Family Residential District

TO: C-3 General Commercial District Limited Use Overlay

For the following described property:

LEGAL DESCRIPTION:

Lot 4A of Roundtable Holdings, LLC Replat to the City of Jonesboro, Arkansas.

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All ordinances and parts of ordinances in conflict herewith are hereby repealed.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: Adult Entertainment, Auditorium or Stadium, Bed and Breakfast, Carwash, Cemetery, College or University, Communication Tower, Convenience Store, Day Care Limited, Day Care General, Funeral Home, Golf Course, Hospital, Hotel or Motel, Library, Medical Marijuana Dispensary, Nursing Home, Parks and Recreation, Pawn Shop, Recreational Vehicle Park, Safety Services, Service Station, Off-Premises Signage, Major Utility, Vehicle and Equipment, General and Limited Vehicle Repair, and Warehouse-Residential (mini-storage).

PASSED AND APPROVED THIS 5TH DAY OF NOVEMBER, 2019.