

**Fwd: 911 E Parker Road**

1 message

Tommy Hendrix-Brown <tommy@nexthomebhbproperties.com>
To: Remington Hendrix-Brown <remington@nexthomebhbproperties.com>

Wed, Sep 9, 2020 at 6:42 PM

----- Forwarded message -----

From: Tracy McGaha <TMcGaha@jonesboro.org>
Date: Wed, Sep 9, 2020 at 11:28 AM
Subject: 911 E Parker Road
To: Tommy Hendrix-Brown <tommy@nexthomebhbproperties.com>

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 20-15

a request to rezone property from "CR-1" Commercial Residential Mixed Use District Limited Use Overlay to "C-3" General Commercial District Limited Use Overlay; the following conditions are recommended:

1.

That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management

Policy regarding any new development.

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.

The Limited Use Overlay allows:

a.

Retail / Salon

b.

Light Office

Tracy M. McGaha

Planner

City of Jonesboro

Planning Department

300 S. Church

Jonesboro, AR 72401

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