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Memo

To: City Council Public Works Committee

From: Otis T. Spriggs, AICP - Planning Dept.

CC.: Mayor Harold Perrin, Carol Duncan, LM Duncan

Date: July 15, 2015

Re.: Request for Council Public Works Committee and Council to consider MAPC's recommendation of approval for the Text Amendment Ordinance Amendment for Hotel Uses:

TO AMEND SECTION 117-139, COMMERCIAL AND INDUSTRIAL DISTRICTS OF CHAPTER 117, KNOWN AS THE ZONING ORDINANCE, WITHIN THE CODE OF ORDINANCES FOR THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION OF THE USES PERMITTED IN THE C-2 DISTRICT

Dear Aldermen:

The City of Jonesboro Planning Staff and the Metropolitan Area Planning Commission request your review and approval of the proposed Ordinance for **Text Amendment**– Section 117-139 (c), Uses Permitted, Use Table Commercial and Industrial Districts as outlined below: The table is hereby amended as follows:

Add a "C" under Hotel/Motel Uses, which will require a **Conditional Use** Review and Approval before the Metropolitan Area Planning Commission for hotel and motel uses.

The purpose for this amendment to the Zoning Code is set on the reasoning that there are currently various hotels within the **Hotel Commercial Corridor area [defined and bound by I-63 to the South, Caraway Rd. to the West, Richardson Dr. to the East, and Race Street to the North]** that were built within the C-2 Commercial District; this ordinance will remove inconsistencies within City Ordinances for all future hotel improvements hoping to locate in that area and zone. The current ordinances do not permit hotels in the C-2 District, nor is there a process for special consideration.

The MAPC held a public hearing on Tuesday, July 14, 2015 at its regularly scheduled meeting and there was no public comment received for or against. The vote was unanimous 8-0 to recommend this matter to City Council for approval.

We are asking for your recommendation to City Council in anticipation of this matter being heard by Council, by late August 2015. If you have any questions, please do not hesitate to contact me.

Thank you.