



## Legislation Details (With Text)

<b>File #:</b>	ORD-23:036	<b>Version:</b>	1	<b>Name:</b>	REZONING FROM R-2 TO C-2, LUO FOR PROPERTY LOCATED AT 312 E. NETTLETON AVENUE AS REQUESTED BY GARRETT DUNNAM WITH FISHER ARNOLD ON BEHALF OF OPTIONS
<b>Type:</b>	Ordinance	<b>Status:</b>			Postponed Indefinitely
<b>File created:</b>	10/3/2023	<b>In control:</b>			City Council
<b>On agenda:</b>	11/7/2023	<b>Final action:</b>			11/7/2023
<b>Title:</b>	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO C-2, LUO FOR PROPERTY LOCATED AT 312 E. NETTLETON AVENUE AS REQUESTED BY GARRETT DUNNAM WITH FISHER ARNOLD ON BEHALF OF OPTIONS				

**Sponsors:**

**Indexes:** Rezoning

**Code sections:** Chapter 117 - Zoning

**Attachments:** 1. Cover Letter - Rezoning, 2. Rezoning Appeal Letter, 3. 312 E Nettleton Rezoning Application\_signed, 4. 312 E Rezoning Plat, 5. Staff Summary - C.C., 6. Staff Summary, 7. Rezoning Property Owner Notification Letter 9.7.2023, 8. Rezoning Property Owner Notification, 9. 312 E Certified Mail Receipts, 10. 312 E Resolution for Publication, 11. 312 E Nettleton Rezoning Ordinance, 12. Receipt, 13. Citizen Emails regarding 312 E Nettleton, 14. Nichols email 10172023

Date	Ver.	Action By	Action	Result
11/7/2023	1	City Council	Postponed Indefinitely	Pass
10/17/2023	1	City Council	Postponed Temporarily	Pass

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO C-2, LUO FOR PROPERTY LOCATED AT 312 E. NETTLETON AVENUE AS REQUESTED BY GARRETT DUNNAM WITH FISHER ARNOLD ON BEHALF OF OPTIONS

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION I:** CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED; NOT RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: R-2, MULTI-FAMILY LOW DENSITY DISTRICT

TO: C-2 LUO, DOWNTOWN FRINGE COMMERCIAL DISTRICT LIMITED USE OVERLAY

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

PART OF LOTS 6, 8 & 9, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°50'37" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STEELE AVENUE, 172.05 FEET; THENCE SOUTH 00°57'46" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 293.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST NETTLETON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°29'18" WEST, 137.82 FEET; SOUTH 88°24'33" WEST, 33.73 FEET; THENCE NORTH 00°51'14" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 296.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**SECTION II:** 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 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.
5. This Limited Use Overlay (LUO) restricts the following uses:
  - a. Cemetery
  - b. Golf Course
  - c. Nursing Home
  - d. Restaurant, general
  - e. Restaurant, fast food.