



Legislation Details (With Text)

File #: ORD-17:016 **Version:** 1 **Name:** Rezoning at 2904 and 2906 Stallings Lane
Type: Ordinance **Status:** Passed
File created: 3/29/2017 **In control:** City Council
On agenda: **Final action:** 5/2/2017

Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM CR-1 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 2904 AND 2906 STALLINGS LANE AS REQUESTED BY SHARON STALLINGS

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: 1. Plat, 2. Staff Summary - Council, 3. Application, 4. Haag Brown Info, 5. Table Use, 6. 2000 Picture

Date	Ver.	Action By	Action	Result
5/2/2017	1	City Council	Passed	Pass
4/18/2017	1	City Council	Held at second reading	
4/4/2017	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
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: Neighborhood Commercial: CR-1, L.U.O.
To: Commercial: C-3, L.U.O

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots 9 and 20, Block "B" of Stallings 5th Addition, and Lot 19 of Brown's Replat of Lots 17, 18, and 19, Block "B" of Stallings 5th Addition, Jonesboro, AR, and the South 80.11 feet Lot 10, Block "B" of Stallings 5th Addition, Jonesboro, AR.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall satisfy all requirements of the City Engineer and 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 MAPC, prior to any development 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 the site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The Limited Use Overlay (L.U.O.) is defined as follows:

PERMITTED USES:

Animal Care, General
Animal Care, Limited
Automated Teller Machine
Bank or Financial Institution
Bed and Breakfast
Church
Day Care, Limited (Family Home)
Dare Care, General
Funeral Home
Government Service
Hotel or Motel
Medical Service/Office
Agricultural, Farmers Market
Nursing Home
Office, General
Parking Lot, Commercial
Parks and Recreation
Recreational Vehicle Park
Restaurant, Fast Food
Restaurant, General
Retail/Service
Safety Service
Sign, Office Premises
Utility, Minor
Vehicle and Equipment Sales
Vehicle Repair, Limited

PROHIBITED USES:

Auditorium or Stadium
Cemetery
College or University
Communication Tower
Warehouse, residential (mini) storage
Convenience Store
Entertainment, Adult
Golf Course
Hospital
Library
Museum
Pawn Shop
Post Office
Recreation/Entertainment, Indoor

Recreation/Entertainment, Outdoor
School, Elementary, Middle, High
Service Station
Vocational School
Carwash
Vehicle Repair, General

PERMITTED USES REQUIRING MAPC APPROVAL OF A CONDITIONAL USE PERMIT:

Agricultural, Animal
Utility, Major
Freight Terminal
Research Services

PASSED AND APPROVED this 2nd day of May, 2017.