



Legislation Details (With Text)

**File #:** ORD-15:035    **Version:** 1    **Name:** Amend Section 117-139 of the Code of Ordinances  
**Type:** Ordinance    **Status:** Passed  
**File created:** 7/15/2015    **In control:** Public Works Council Committee  
**On agenda:** 8/4/2015    **Final action:** 9/15/2015  
**Title:** AN ORDINANCE 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, MODIFYING THE PERMITTED USE TABLE AS IT RELATES TO HOTEL USES; DECLARING AN EMERGENCY FOR THE PURPOSE OF REMOVING INCONSISTENCIES IN THE ORDINANCES, ELIMINATING NON-CONFORMANCES, AND PROVIDING FOR CLARITY OF THE PERMITTED USES WITHIN THE C-2 DISTRICT  
**Sponsors:** Planning  
**Indexes:** Code of Ordinances amendment  
**Code sections:** Chapter 117 - Zoning  
**Attachments:** 1. MAPC Memo, 2. Sec.\_117\_139\_Code Language, 3. Zoning MAP/Hotel Corridor Defined

Date	Ver.	Action By	Action	Result
9/15/2015	1	City Council	Passed	Pass
9/1/2015	1	City Council	Held at second reading	Pass
8/18/2015	1	City Council	Held at one reading	
8/4/2015	1	Public Works Council Committee	Recommended to Council	Pass

AN ORDINANCE 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, MODIFYING THE PERMITTED USE TABLE AS IT RELATES TO HOTEL USES; DECLARING AN EMERGENCY FOR THE PURPOSE OF REMOVING INCONSISTENCIES IN THE ORDINANCES, ELIMINATING NON-CONFORMANCES, AND PROVIDING FOR CLARITY OF THE PERMITTED USES WITHIN THE C-2 DISTRICT

WHEREAS, The City of Jonesboro desires to encourage orderly development and provide clarity within the allowable use table requirements, providing for consistency in land use development within the Hotel Commercial Corridor, 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, and

WHEREAS, The Metropolitan Area Planning Commission held a public hearing on July 14, 2015 to consider said proposed amendment and voted unanimously to recommend approval to the City Council.

BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

SECTION ONE: That Section 117-139, Commercial and Industrial District is hereby amended to read as follows:

Section 117-139 (a) (4) C-2, Downtown Fringe Commercial District. This district provides for a transitional area between the downtown core commercial district (C-1) and the surrounding older residential areas which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including

offices, services, government facilities and housing. This district is generally considered an inappropriate location for large retail uses greater than 3,000 square foot, with the exception of C-2 zoned land within the Hotel 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.

SECTION TWO: That Section 117-139 (d), Use Table Commercial and Industrial Districts: This 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.

SECTION THREE: This ordinance, being necessary for the preservation of the public peace, health and safety, is hereby declared to be an emergency and this ordinance shall take effect and be in full force from and after its passage and approval. The purpose for this emergency is set on the reasoning that there are a number of hotels within the Hotel Commercial Corridor area that exist within the C-2 Commercial District; this ordinance will remove inconsistencies within the City Ordinances.

PASSED AND ADOPTED this 15th day of September, 2015.