



Legislation Details (With Text)

**File #:** ORD-17:066    **Version:** 1    **Name:** Rezoning at 5416 Maple Valley Drive  
**Type:** Ordinance    **Status:** Passed  
**File created:** 7/26/2017    **In control:** City Council  
**On agenda:**    **Final action:** 8/15/2017  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 TO RS-2 FOR PROPERTY LOCATED AT 5416 MAPLE VALLEY DRIVE AS REQUESTED BY WADE CARPENTER  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** 1. Rezoning Plat, 2. Staff Summary - Council, 3. USPS Receipts, 4. USPS Returned Cards and Letters, 5. Warranty Deed, 6. Aerial View of Location, 7. Application, 8. Minutes, 9. Property Location, 10. Property Owner Notifications

Date	Ver.	Action By	Action	Result
8/15/2017	1	City Council	Passed	Pass
8/1/2017	1	City Council	Waived Second Reading	Pass

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 TO RS-2 FOR PROPERTY LOCATED AT 5416 MAPLE VALLEY DRIVE AS REQUESTED BY WADE CARPENTER  
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 AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: C-4, LIMITED USE OVERLAY  
TO: RS-2, SINGLE-FAMILY RESIDENTIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY: 5416 MAPLE VALLEY DR, JONESBORO, AR 72404

DESCRIPTION:

LOT 8 OF CLEARVIEW ESTATES SUBDIVISION OF SOUTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST.

SECTION II:

THE PLANNING DEPARTMENT STAFF FINDS THAT THE REQUESTED ZONING CHANGE SUBMITTED FOR SUBJECT PARCEL, SHOULD BE APPROVED BASED ON THE ABOVE OBSERVATIONS AND CRITERIA OF CASE RZ 17-18, A REQUEST TO REZONE PROPERTY FROM “C-

4" NEIGHBORHOOD COMMERCIAL DISTRICT TO "RS-2" SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBJECT TO FINAL SITE PLAN APPROVAL BY THE MAPC.

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. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING COMMISSION APPROVAL IN THE FUTURE.

SECTION III:

THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INSOFAR AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 15th day of August, 2017.