



Legislation Details (With Text)

**File #:** ORD-22:023    **Version:** 1    **Name:** REZONING REQUEST FROM R-2 MULTI-FAMILY LOW DENSITY DISTRICT TO PD-RM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT DISTRICT FOR PROPERTY LOCATED AT 625 GANT STREET, 641 GANT STREET, AND 907 KITCHEN STREET AS REQUESTED BY TIM COOPER

**Type:** Ordinance    **Status:** Passed

**File created:** 5/11/2022    **In control:** City Council

**On agenda:**    **Final action:** 6/21/2022

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 MULTI-FAMILY LOW DENSITY DISTRICT TO PD-RM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT DISTRICT FOR PROPERTY LOCATED AT 625 GANT STREET, 641 GANT STREET, AND 907 KITCHEN STREET, ALL IN JONESBORO, AR AS REQUESTED BY TIM COOPER.

**Sponsors:**

**Indexes:** Rezoning

**Code sections:** Chapter 117 - Zoning

**Attachments:** 1. H21-150 GESTRING REZONING PLAT, 2. Staff Summary - City Council, 3. Site Plan, 4. Survey, 5. Application, 6. Property Information, 7. East Perspective, 8. Elevation Perspective, 9. Sidewalk Perspective, 10. Gant Deed, 11. Kitchen Deed, 12. Certified Mail Receipt

Date	Ver.	Action By	Action	Result
6/21/2022	1	City Council	Passed	Pass
6/7/2022	1	City Council	Placed on third reading	
5/17/2022	1	City Council	Placed on second reading	

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 MULTI-FAMILY LOW DENSITY DISTRICT TO PD-RM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT DISTRICT FOR PROPERTY LOCATED AT 625 GANT STREET, 641 GANT STREET, AND 907 KITCHEN STREET, ALL IN JONESBORO, AR AS REQUESTED BY TIM COOPER.

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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

**SECTION 1:**

Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission (“MAPC”) by the changes in zoning

classification as follows:

FROM: R-2 Multi-Family Low Density District

TO: PD-RM Multi-Family Residential Planned Development District

For the following described property:

**LEGAL DESCRIPTION:**

LOT 4 IN BLOCK 2 OF GREGG AND HOUGHTON'S SUBDIVISION OF KITCHEN PLACE ADDITION, JONESBORO, ARKANSAS, SUBJECT TO ALL EASEMENTS OF RECORD (625 GANT STREET);

THE NORTH 85 FEET OF LOTS 5 AND 6 IN BLOCK 2 OF GREGG & HOUGHTON'S SUBDIVISION OF KITCHEN PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS (641 GANT STREET);

THE SOUTH 65 FEET OF LOTS 5 AND 6 IN BLOCK 2 OF GREGG & HOUGHTON'S SUBDIVISION OF KITCHEN'S PLACE ADDITION TO JONESBORO, ARKANSAS

**SECTION 2:**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3:**

The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. 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 of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.

PASSED AND APPROVED THIS 21ST DAY OF JUNE 2022.