



Legislation Details (With Text)

File #: ORD-17:010 **Version:** 1 **Name:** Rezoning at 806 West Johnson
Type: Ordinance **Status:** Passed
File created: 3/1/2017 **In control:** City Council
On agenda: **Final action:** 3/21/2017

Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED AT 806 WEST JOHNSON AS REQUESTED BY ROC OUTDOOR LLC AND SCURLOCK HOLDINGS INC.

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: 1. Plat and Maps, 2. Planning Dept. Report, 3. Rezoning Application, 4. Arkansas State Highway Letter

Date	Ver.	Action By	Action	Result
3/21/2017	1	City Council	Passed	Pass
3/7/2017	1	City Council	Waived Second Reading	Pass

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY 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 Residential, R-1, to I-2, The Property is currently a non-conforming use which is being used an Off Premise Outdoor Advertising Sign.

LEGAL DESCRIPTION:

The following lands in Craighead County, Arkansas to wit: That part of the Northeast Quarter of Section 13, Township 14 North, Range 3 East, described as follows; Beginning at the Northeast corner of Section 13; thence S89°48'04"W along the North line of Section 13, 1453.93 feet; thence S16°33'55"W, 1330.21 feet to the true point of beginning; thence S73°05'38"E, 10.00 feet; thence N73°05'38"W, 10.00 feet; thence N16°33'54"E, 10.00 feet to the true point of beginning, containing 100.0 square feet or 0.002 acres more or less.

SECTION 2. The undersigned hereby certifies with respect to the Property indicated above as follows:

1. The above noted project is zoned R-1, Single Family Residential District; The property is currently a non-conforming use which is being used as: Off Premise Outdoor Sign.
2. Section 14.12.03 allows for change of use by another similar or less intense nonconforming use as may be determined by zoning official.
3. The propose use Off Premise Outdoor Advertising Sign located at 900 W Johnson falls under Sec. 117-259

for Off Premises Outdoor Advertising Sign Standards: of the ordinance from which the section derived, which does not meet the requirements of this section may be maintained as a matter of right as legal nonconforming signs. Provided that:

- a. Such signs a properly maintained and do not endanger the public;
- b. The signs were installed in conformance with permit or complied with all applicable laws on the effective date of the ordinance from which this section is derived;
- c. Legal nonconforming signs
 1. May be replaced by new sign provided it does not exceed the size of the sign it is replacing and meets all structural standards;
 2. The sign facing may be structurally altered in order to maintain the appearance of the sign, prolong its life, or to change advertising content;
 3. Sign structures affixed ground may be reestablished after damage or destruction provided the replacement sign does not exceed the size of the sign it is replacing and meets all structural standards.

PASSED AND APPROVED this 21st day of March, 2017.