



## Legislation Details (With Text)

**File #:** ORD-16:066    **Version:** 1    **Name:** Rezoning at 3611 & 3637 E. Johnson Avenue  
**Type:** Ordinance    **Status:** Passed  
**File created:** 9/15/2016    **In control:** City Council  
**On agenda:**    **Final action:** 12/6/2016  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 LUO TO C3 LUO (MODIFIED LIST OF PERMITTED USES) FOR PROPERTY LOCATED AT 3611 AND 3637 EAST JOHNSON AVENUE AS REQUESTED BY P&H INVESTMENTS

**Sponsors:**

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. rezoning plat.pdf, 2. Consent Order.pdf, 3. Bldg 1-Permit Set.pdf, 4. Appeal Letter filed 05-29-12.pdf, 5. Legislation Details (With Text).pdf, 6. MAPC Record of Proceedings.pdf, 7. Plat of Survey.pdf, 8. Photographs from July 17, 2012, meeting.pdf, 9. Aerial View of Location, 10. Application, 11. Staff Summary

Date	Ver.	Action By	Action	Result
12/6/2016	1	City Council	Passed	Pass
11/15/2016	1	City Council	Waived Second Reading	Pass
10/4/2016	1	City Council	Postponed Indefinitely	Pass
9/20/2016	1	City Council	Held at one 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 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: Commercial, C-3, L.U.O.  
TO: Commercial, C-3, L.U.O. (modify list of permitted uses)

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot B of P & H Investments, LLC Replat of P & H Investments, LLC Minor Plat of part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Jonesboro, AR.

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

- 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.
- 2) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC, prior to any redevelopment 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 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.
- 5) The L.U.O shall permit the following uses: Automated Teller Machine, Bank or Financial Institution, Church (conditional use), Day Care, General, Government Service, Medical Service/Office, Office, General, Utility, Minor; and Retail / Service.

PASSED AND APPROVED this 6th of December, 2016.