



Legislation Text

File #: ORD-20:017, **Version:** 1

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-1 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3006 ROOK ROAD AS REQUESTED BY MICHAEL DANIELS ON BEHALF OF DONALD COLEMAN AND TED ROOK

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: R-1
TO: C-3 Limited Use Overlay

THE FOLLOWING DESCRIBED PROPERTY:

A part of Lot 2, Rook's 1st Addition to Jonesboro, Arkansas and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 2; Thence North 00°36'25" East, 221.97 feet; Thence North 89°44'14" East, 454.44 feet; Thence North 00°13'48" West, 493.16 feet; Thence North 89°46'56" East, 795.77 feet; Thence South 00°37'37" West, 715.69 feet; Thence South 89°48'19" West, 1085.66 feet; Thence South 89°48'20" West, 100.11 feet; Thence South 89°27'09" West, 56.98 feet to the POINT OF BEGINNING, containing 15.31 acres more or less and being subject to all rights of way and easements of record.

SECTION II: 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 regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. 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 this property.
5. The property is located in the Overlay District and will comply with those design standards.

6. The Rezoning is a Limited Use Overlay with the following proposed uses being allowed: Carwash, Office General, Retail Service, Vehicle and Equipment Sales, Vehicle Repair and Warehouse, residential (mini) storage.

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 16TH DAY OF JUNE 2020.