



## Legislation Text

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**File #:** ORD-21:031, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM R-2, MULTI-FAMILY LOW DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 3003 KINGSBURY DRIVE AS REQUESTED BY DUYEN TRAN, OWNER.

WHEREAS, DUYEN TRAN, is the owner of the following real estate in Jonesboro, Craighead County, AR, to wit:

LOT 1 IN BLOCK 'C' OF BELLE MEADE ADDITION, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS SHOWN BY PLAT RECORDED IN DEED RECORD 123 PAGE 154 IN CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE.

WHEREAS, the current zoning classification for the Property is R-2 Multi-Family Low Density District; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to; C-3 General Commercial District, and

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from R-2 Multi-Family Low Density District to C-3 General Commercial District.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING CONDITIONS:

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 deviation of the approved 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This property is located in the Overlay District and shall comply with those design standards.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: 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 Property described hereinabove so that the zoning classification of said Property shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED THIS 3RD DAY OF AUGUST, 2021.