



## Legislation Text

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File #: ORD-23:002, Version: 1

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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 SINGLE FAMILY RESIDENTIAL TO C-4 LUO NEIGHBORHOOD COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 1916 DISCIPLE DRIVE, JONESBORO, AR AS REQUESTED BY CORNERSTONE UNITED METHODIST CHURCH

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-1 Single Family Residential  
**TO:** C-4 LUO Neighborhood Commercial District with Limited Use Overlay

For the following described property:

### **LEGAL DESCRIPTION:**

LOT 3A OF CORNERSTONE UNITED METHODIST CHURCH ADDITION REPLAT OF LOTS 3 AND 4 OF CORNERSTONE UNITED METHODIST CHURCH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET “C” AT PAGE 101 AT JONESBORO, ARKANSAS, SUBJECT TO EASEMENTS AS SHOWN ON RECORDED PLAT.

### **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All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 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 Commission approval in the future.
4. The Limited Use Overlay shall prohibit: Bed and Breakfast; Communication Towers; Convenience Stores; Hospitals; Recreation/Entertainment (indoor and outdoor); Restaurants (general & fast food); Service Stations; Signs (off premises); Churches; Cemeteries.

PASSED AND APPROVED THIS 21ST DAY OF FEBRUARY 2023.