



## Legislation Text

---

**File #:** ORD-19:082, **Version:** 1

---

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL TO PD-R PLANNED RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 3420 OLD GREENSBORO ROAD AS REQUESTED BY CARLOS WOOD ON BEHALF OF ONSTEAD PROPERTIES, LLC WHEREAS, ONSTEAD PROPERTIES, LLC, is the owners of the following real estate in Jonesboro, Craighead County, AR, to wit:

LOTS 2 OF VILLAGE AT SAGE MEADOWS PHASE II AS RECORDED IN CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, BOOK 'C', PAGE 254.

WHEREAS, the current zoning classification for the Property is C-3 General Commercial; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to PD-R PLANNED DEVELOPMENT RESIDENTIAL DISTRICT, 8 UNITS PER ACRE; 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 C-3 General Commercial to PD-R PLANNED DEVELOPMENT RESIDENTIAL DISTRICT, 8 UNITS PER ACRE.

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

- A. 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.
- B. Any deviation of the approved use shall be subject to Planning Commission approval in the future.
- C. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering, outdoor storage, dumpster enclosure, etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
- D. This is a Planned Unit Development and will have to comply with those standards.
- E. This Development is in the Overlay District and will have to comply with those 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SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 21ST DAY OF JANUARY, 2020.