



Legislation Text

File #: ORD-11:075, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES LOCATED AT 3012 PARKWOOD DRIVE. BE IT ORDAINED by the City Council of City of Jonesboro, Arkansas:

SECTION I: That Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended by the changes in zoning classification as follows:

From Residential (R-1) to Commercial (C-3, Limited Use Overlay - Aldi's Grocery for parking), the following described property:

Lot 4 in Block "A" of Fairview Acres, Jonesboro, Arkansas as shown by Plat in Book 123 at Page 126 in the Office Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

The limited uses imposed are as follows: 1. Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission. 2. Billboards, high-volume retail uses such as convenience store, car wash, pawn shop, restaurant - fast food, vehicle repair - limited, vehicle repair - general, agriculture farmers' market, and service station shall not be permitted. A grocery store owned and operated by Aldi's, Inc., or its successors shall be permitted. A 6 ft. privacy fence shall be constructed and maintained to screen adjacent residential to the east with coordination of site obstruction regulations along Parkwood Drive.

SECTION II: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

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.

SECTION IV: It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 4th day of October, 2011.