



## Legislation Text

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**File #:** ORD-16:013, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: 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 CLASSIFICATIONS AS FOLLOWS:

FROM RESIDENTIAL, R-2 MULTI-FAMILY LOW DENSITY DISTRICT AND C-2 L.U.O. DOWNTOWN FRINGE COMMERCIAL DISTRICT TO C-1 DOWNTOWN CORE DISTRICT, MIXED USE L.U.O., THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

Lots A and B of Cooper Subdivision of Lot 1 of Lowe's Subdivision of Lots 1 and 2 in Block 2 of Haltom's Addition and Lots 2, 3, and 4 of Lowe's Subdivision of Lots 1 and 2 in Block 2 of Haltom's Addition and Lots 3, 4, 5, and 6 in Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas (including 15' Alley), in the Northeast Quarter of the Northeast Quarter of Section 19, Township 14 North, Range 4 East, Craighead County, Arkansas.

SECTION 2: 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 conceptual and final site plan layout of the residential product should be presented to the MAPC for approval, prior to any redevelopment of the property.
3. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.
4. The attached residential uses shall be limited to maximum of 2- story structures within the new district boundary of 2.19 acres.

SECTION 3: 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 HEREIN ABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND APPROVED this 1st day of March, 2016.